



**FOR SALE | 83,520 RSF FREESTANDING ON 4.76 ACRES
HEAVY POWER | LOW COVERAGE | PRIME IE WEST LOCATION**

RANCHO CUCAMONGA

CA 91730

**TREMENDOUS IE WEST
LOCATION IN RANCHO
CUCAMONGA, CA**

**FULLY RENOVATED IN
TURN-KEY CONDITION.
NOW READY FOR
OCCUPANCY**

**83,520 SF
4.76 Acres**



CBRE

EXCLUSIVELY OFFERED BY:

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THE OFFERING



CBRE is pleased to present the opportunity to acquire 9177 Center Avenue, Rancho Cucamonga, CA (The "Property"), a high-quality single tenant industrial building totaling 83,520 rentable square feet on 4.76 Acres of land in a prime Inland Empire West Location. Strategically located in the IE West, the City of Rancho Cucamonga provides access to a diverse work force that is valuable for manufacturing, warehousing, transportation, and e-commerce tenants. The property's adjacency to the ONT international airport is ideal to service Southern California, with proximity to several major freeways including I-10, I-15, I-210, CA-60, and the I-215.



PROPERTY SPECIFICATIONS

OVERVIEW	
Address	9177 Center Avenue, Rancho Cucamonga, CA
Occupancy	Now vacant and fully renovated
Sub Market	Inland Empire West – Airport Area
APN	0209-262-14; 023
SIZE	
Total Rentable Area	83,520 SF
Land Size	4.76 Acres
Office Area	2,257 SF
Coverage	40% FAR
BUILDING FEATURES	
Year Built	1974 Fully Renovated 2025
Roof	Brand New Roof
Clear Ht	21' minimum clear height
Truck Court	Up to 125' deep at East End
Loading	11 DH 5 GL
Zoning	NI – Neo Industrial
Rail Service	BNSF rail line to rear property line may be re-activated
Parking	110 Auto Parking Stalls
CONSTRUCTION INFORMATION	
Type	Concrete Tilt Up
Building Dimensions	345 LF x 240 LF
Skylights	Installed
Sprinklers	0.60 GPM High Density Fire Sprinkler System
Power (User to Verify)	4,800 Amps 277-480V Power (dual switchgear)

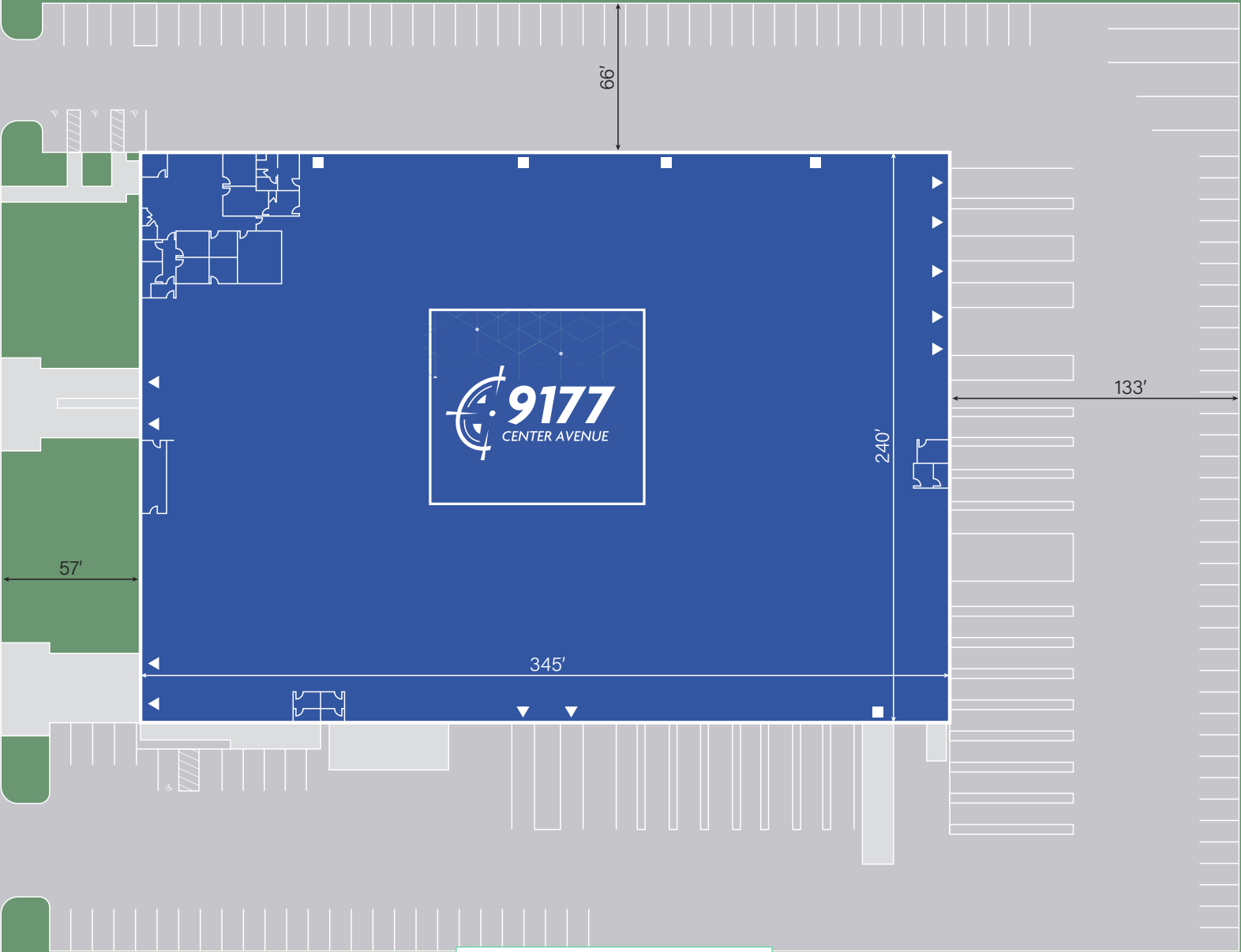


SITE PLAN

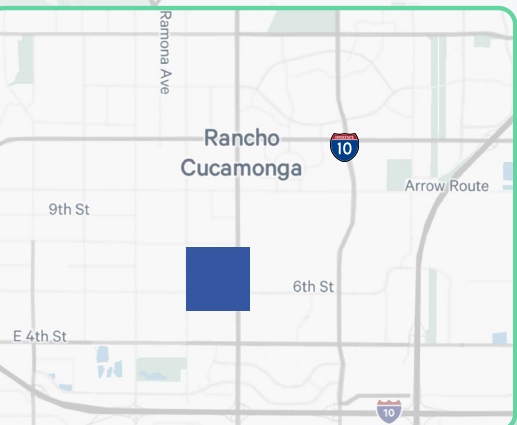
▼ DOCK DOOR

■ DRIVE-IN DOOR

CENTER AVE



REGIONAL MAP



AERIAL MAP



ABOUT THE INLAND EMPIRE

THE INLAND EMPIRE, CA OVERVIEW

The Inland Empire, spanning Riverside and San Bernardino counties, is a strategic hub for warehousing and logistics, favored for its geographic location, superior transportation infrastructure, economic benefits, and a robust labor force. Centrally located near major California markets and ports such as Los Angeles and Long Beach, the Inland Empire enables efficient distribution networks, crucial for businesses needing fast and cost-effective shipping solutions.

The region's extensive network of key freeways, along with the Ontario International Airport and strong rail links, supports high-capacity logistics operations, facilitating easy movement of goods to and from major distribution points.

Offering lower land and development costs compared to coastal areas, along with favorable zoning for industrial growth, the Inland Empire attracts substantial warehousing investments, making it an economically attractive locale for new and expanding businesses.

With a large, skilled workforce bolstered by local educational institutions focused on logistics and supply chain management, the area ensures a steady supply of qualified personnel to support these industry's demands.

These collective advantages make the Inland Empire a prime location for businesses looking to optimize their warehousing and logistical operations, ensuring efficiency and growth in a competitive market.





C O N T A C T S

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