



# ±32,700 SF on ±6.25 Acres of Land Available For Lease

9292 9<sup>TH</sup> STREET, RANCHO CUCAMONGA, CA

FENCED / PAVED / LIT / GATED FACILITY

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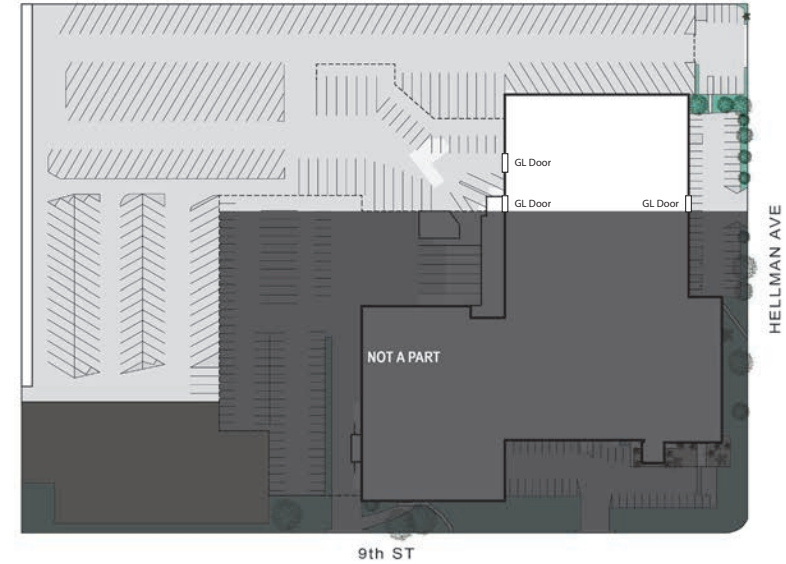
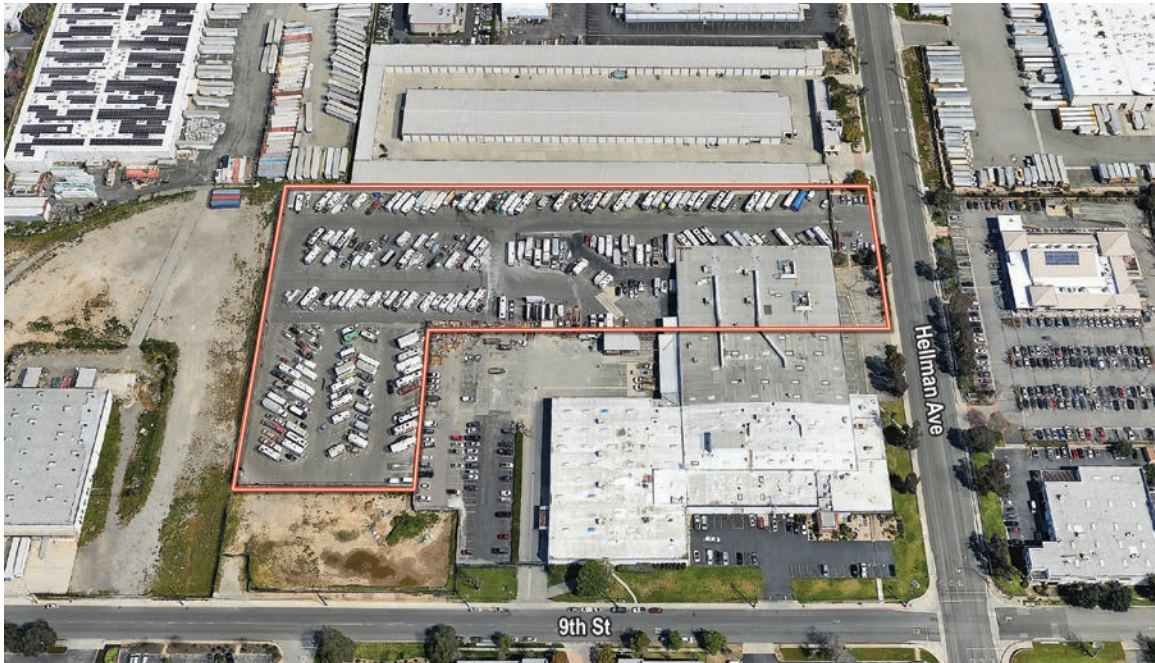
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±32,700 SF

- ±6.25 Acres Lot Size
- ±32,700 Square Foot Building
- 1,200 Amps / 480 Volts 3 Phase (verify)
- 20' clear height
- ±500 Square Foot Office
- 2 Bathrooms
- 2 Ground Level Doors
- 1 Oversized GL Door
- Fenced, Gated, Lit, and Paved Secured Yard
- Water Included
- EMON Meter for Monthly Electricity Invoicing
- No Trash Included
- Neo-Industrial Zoning
- Approx. Property Tax, Insurance, CAM Fees ±\$0.08 - ±\$0.10 Per SF
- Sprinklers: 0.21 GPM/3,000 SF

# PROPERTY FEATURES

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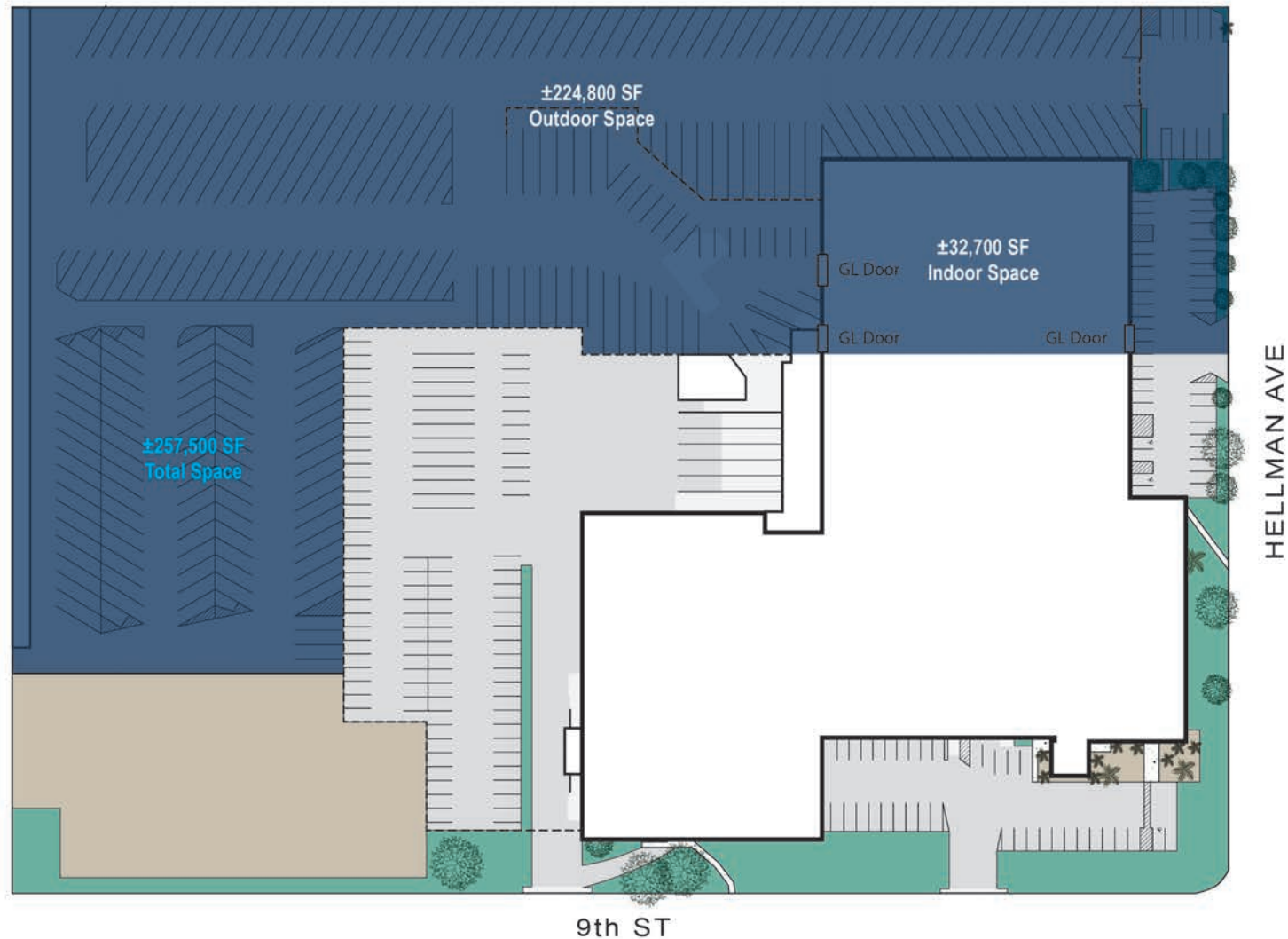
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# SITE PLAN OPTION 1

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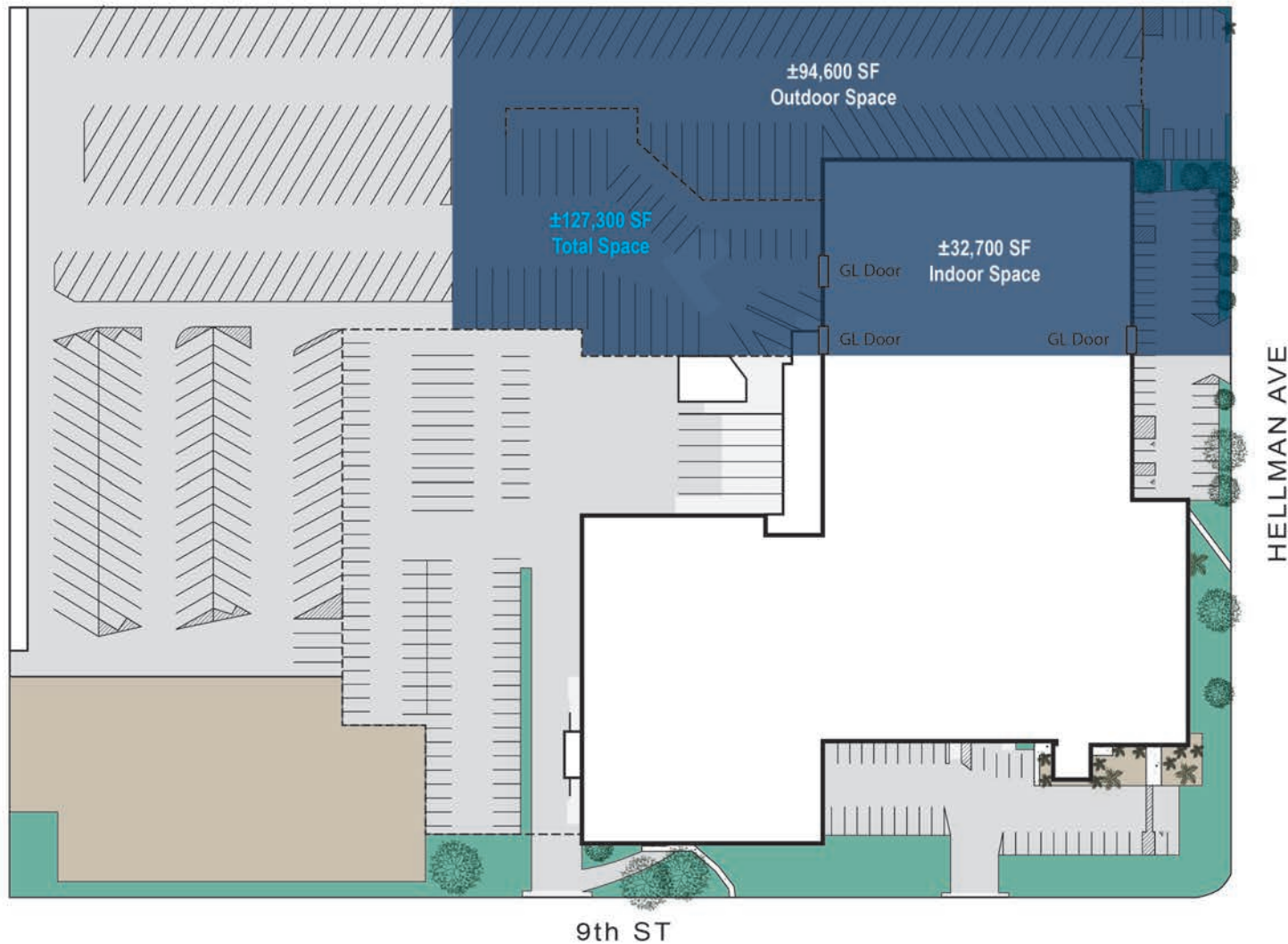
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## SITE PLAN OPTION 2

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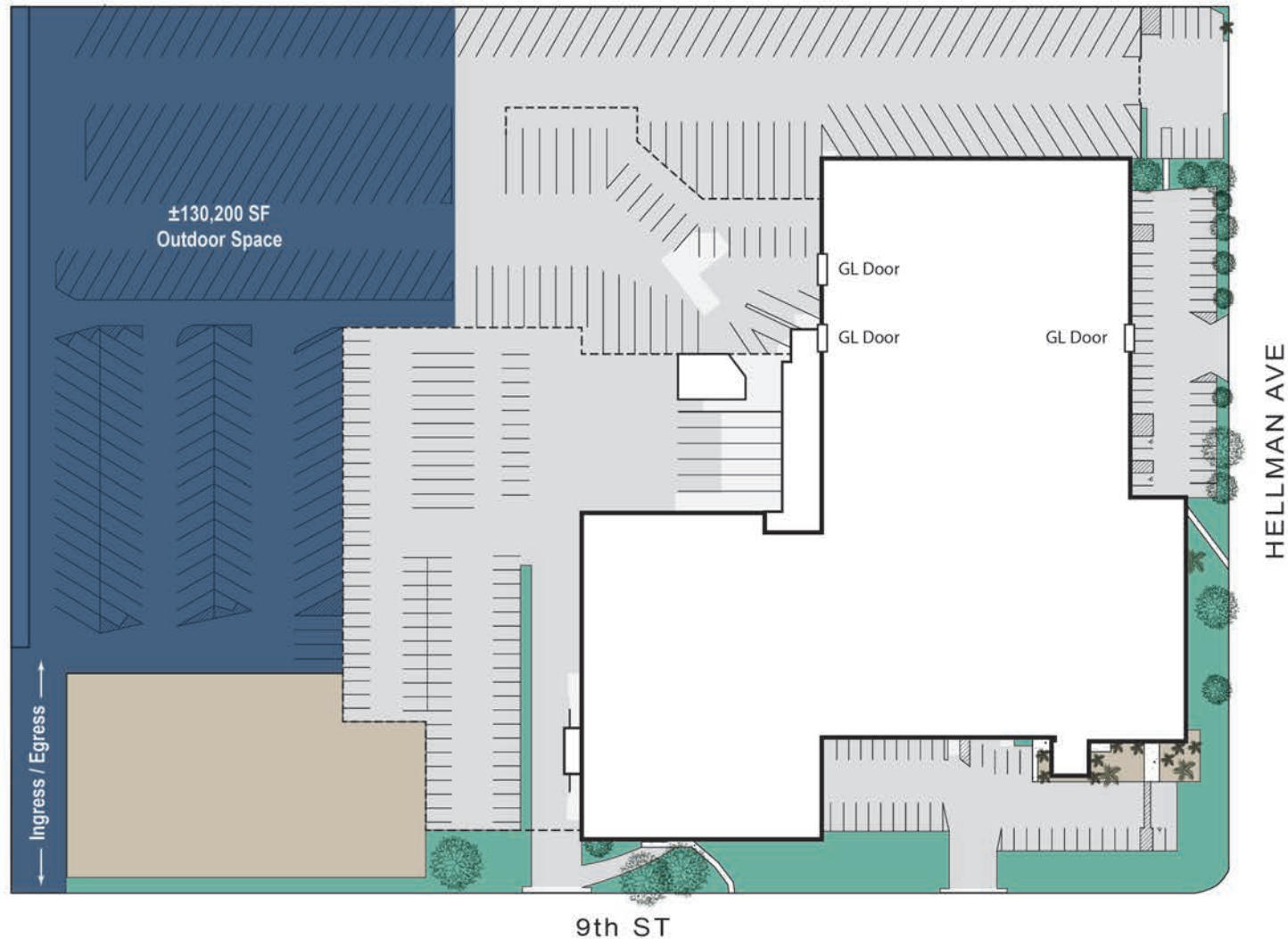
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# SITE PLAN OPTION 3

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Centrally located in one of the premier distribution markets in the country.

Corporate Neighbors include Amazon, Target, Kellogg's, Monster Energy and Medline.

### Notable Distances



3 Miles  
ONT

44 Miles  
SNA

56 Miles  
LAX



10 Miles  
215

3 Miles  
210

2 Miles  
10

4 Miles  
15

5 Miles  
60



57 Miles PORTS OF LOS ANGELES / LONG BEACH



# DISTANCE

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# TENANT MAP

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