

**DISTRIBUTION FACILITY
EASY ACCESS TO 10, 15, 60, AND 210 FREEWAYS
INTERIOR REFURBISHMENTS UNDERWAY**



109,755 SF AVAILABLE FOR LEASE

**11190 WHITE BIRCH DRIVE | UNIT 200 | RANCHO CUCAMONGA, CA
PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE**

FOR LEASE

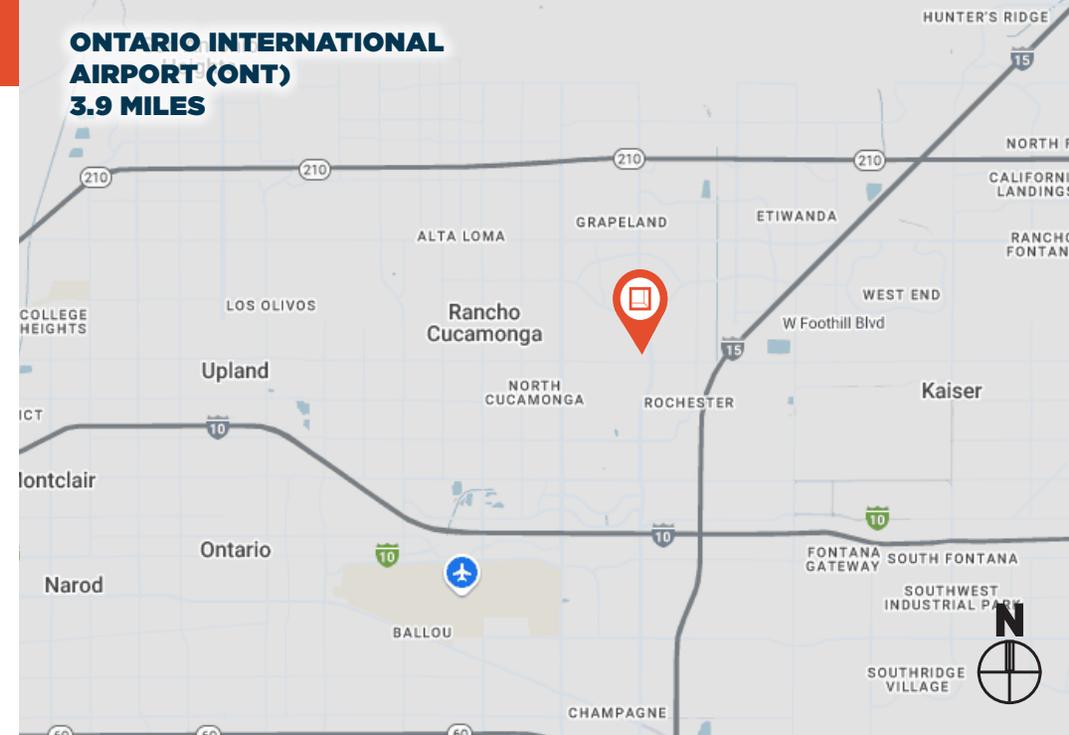
11190 WHITE BIRCH DRIVE



PROPERTY HIGHLIGHTS

- Premier corporate warehouse / distribution facility
- Sixteen (16) dock high loading doors equipped with edge of dock plates
- One (1) ground level loading door
- Burlington Northern Santa Fe (BNSF) Rail potential
- 5,078 SF newly refurbished office space
- 26' minimum clearance
- Excellent secured truck/trailer storage
- LED high bay warehouse lighting
- 400 amps power supply (expandable)
- Skylights/foil insulation throughout
- 60'x64' typical bay spacing
- .60 GPM over 3,000 SF fire protection system

ONTARIO INTERNATIONAL AIRPORT (ONT) 3.9 MILES





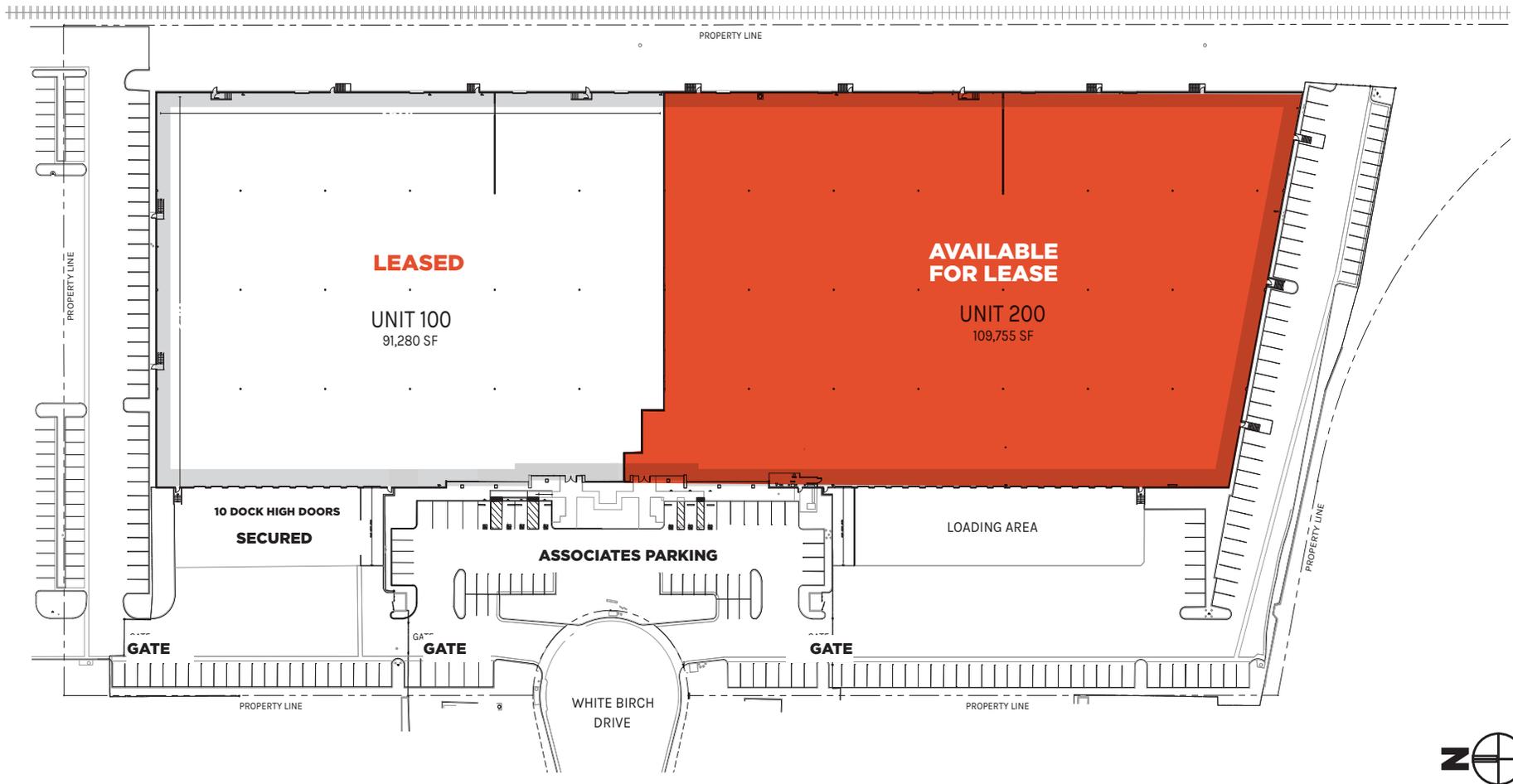
11190 White Birch Ave. offers a centralized location servicing the Rancho Cucamonga, Ontario, and Upland submarkets.

- Excellent freeway access to 10, 210 & 15
- Corporate neighbors include: Ford, GM, Cooper Tires, Frito Lay, Home Depot and Steelscape
- Terrific local amenities – BJ's Restaurant, Lazy Dog Restaurant & Bar, Starbucks, Olive Garden, and El Pollo Loco



LEASED
91,280 SF

**AVAILABLE
FOR LEASE**
109,755 SF



**Rexford
Industrial**



NOT TO SCALE
DATE: 2020.08.06

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS & MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

11190 WHITE BIRCH DRIVE | RANCHO CUCAMONGA

SITE PLAN

WAREHOUSE
104,677 SF

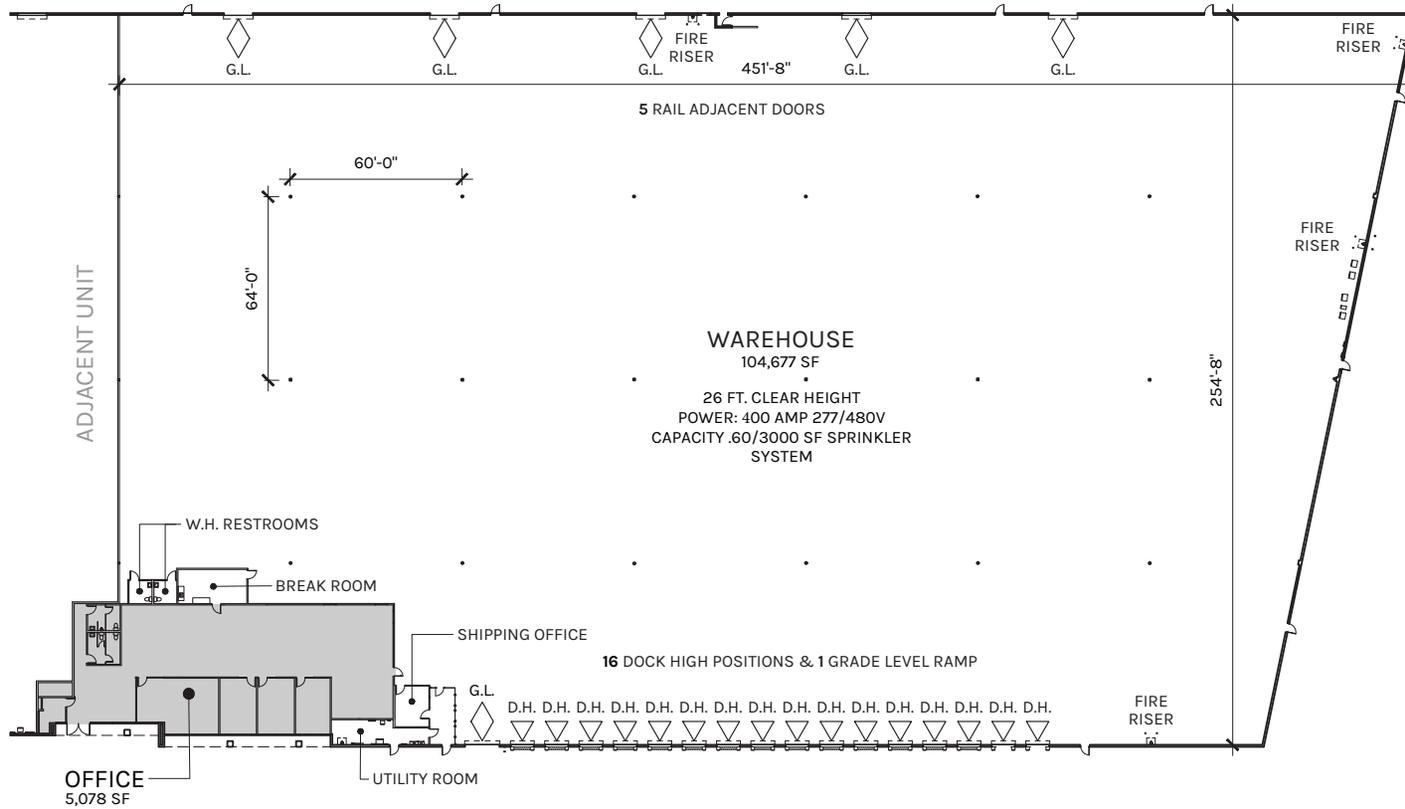
OFFICE
5,078 SF

TOTAL
109,755 SF

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WAREHOUSE: 104,677 SF
OFFICE: 5,078 SF
TOTAL: 109,755 SF



WAREHOUSE
104,677 SF

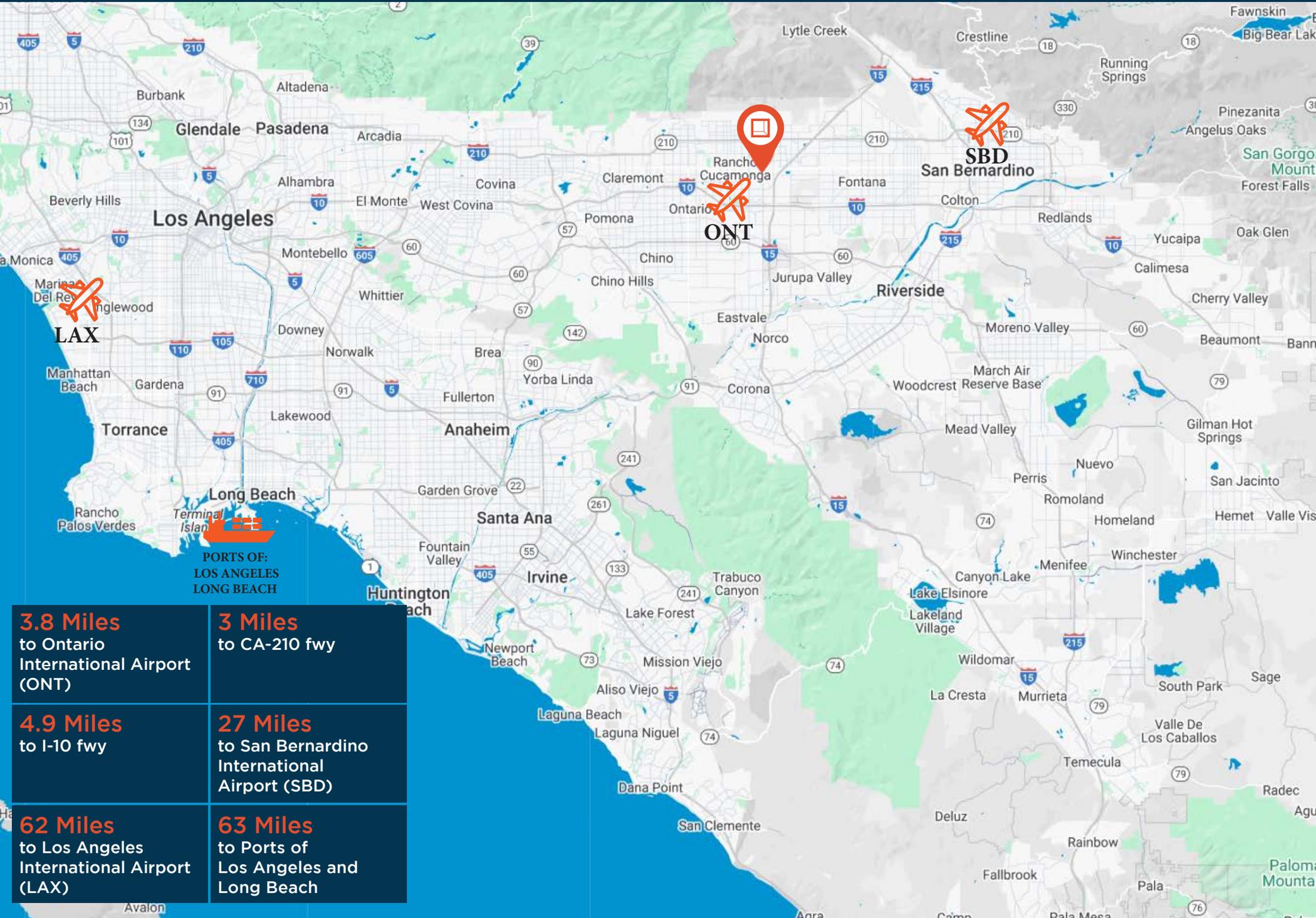
OFFICE
5,078 SF

TOTAL
109,755 SF

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LOCATION

11190 WHITE BIRCH DRIVE



3.8 Miles
to Ontario
International Airport
(ONT)

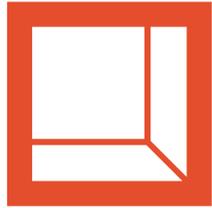
3 Miles
to CA-210 fwy

4.9 Miles
to I-10 fwy

27 Miles
to San Bernardino
International
Airport (SBD)

62 Miles
to Los Angeles
International Airport
(LAX)

63 Miles
to Ports of
Los Angeles and
Long Beach



**Rexford
Industrial**

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