



FEATURES

+/- 33,067 SF FOR SALE
13261 Arrow Route, Rancho Cucamonga, CA 91739

\$11,573,450.00 (\$350.00/sf)

- Freestanding building
- Corner Lot
- Large Secured Yard
- 4 Docks
- Oversized GL Door
- LED Warehouse Lighting
- Easy access to I-15, I-10, I-210.
- 33,067+/- sf industrial Freestanding Building on 1.55 acre lot.
- 5,126 total SF of two-story offices, 3 restrooms, and finished mezzanine.
- 32' clear height.
- 4 Dock High Doors, 1 GL Ground level door Oversized 16'w x 14'h
- Power: 800amp, /277/480v panel
- ESFR Sprinkler system
- 38 parking spaces
- Large fenced and secured yard
- Power Generator for back up.

PRESENTED BY

Warren Tsang

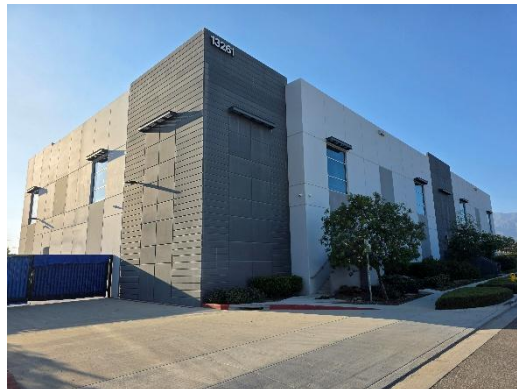
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13261 Arrow Route

- Excellent industrial property built with distribution, or light industrial uses in mind.
- Well designed functional space located on a corner lot with convenient access to major transportation routes.
- Located in an area with a large regional labor pool.

