



# FOR SUBLICENSE

**9678 Utica Ave., Bldg 2, Rancho Cucamonga, CA 91730**

## 4th Street Business Center Sublease Opportunity



**146,273 SF Building on ±6.07 Acre Lot**

- **Building Includes \$850k Investment in Recently Installed Racking and Shelving**
- **Turn Key Fully Racked Industrial Facility Available Immediately**

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# PROPERTY FEATURES

## 9678 Utica Ave., Bldg 2, Rancho Cucamonga, CA 91730

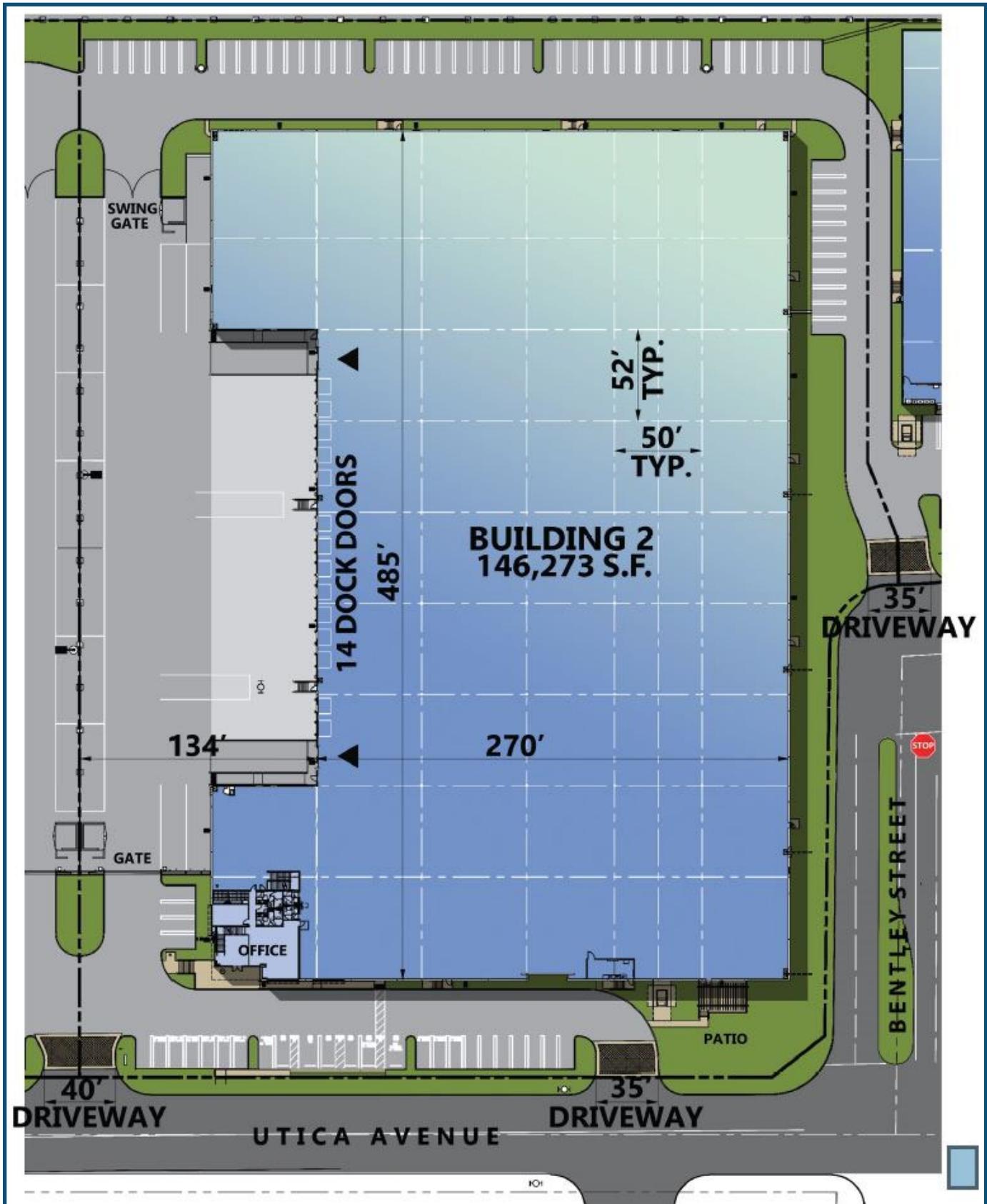
- ◆ Tenant has the option to purchase the racking and shelving as part of the sublease agreement if to term, for \$85K, at the end of the term
- ◆ ±146,273 SF Class A Freestanding Industrial Building
- ◆ Lot is ±6.07 Acres (264,409 SF)
- ◆ Building FAR: 0.55
- ◆ Year Built: 2019
- ◆ Zoning: IP (Industrial Park)
- ◆ Asking Rate: \$1.10/SF + \$0.40/SF NNN
- ◆ Sublease Through January 2027
- ◆ ±4,363 SF Two Story Executive Offices (2,485 SF 1st Floor, 1,878 SF 2nd Floor)
- ◆ Construction Type: Concrete Tilt-Up
- ◆ 32' Minimum Warehouse Clearance Height (6" from Inside the First Column)
- ◆ 2024 ENERGY STAR Certified Building—85
- ◆ ESFR Sprinkler System with K-25.2 Sprinkler Heads
- ◆ 134' Secured/Gated Truck Court with Separate Alarm
- ◆ 14 Dock High Loading Doors (9' x 10' ), with Z-Guard Track Protectors on Each Side of the Door
- ◆ 2 Grade Level Doors (12' x 14' ), with Concrete Bollard Protection on Each Side of the Door
- ◆ Column Spacing: 52' x 50' with 60' Deep Speed Bay
- ◆ Slab on Grade: 6" Thick, 4,000 PSI, and Finished with One Coat of Lapidolith Floor Sealer
- ◆ White Scrim Foil Sheathing Insulation Under the Roof Deck
- ◆ Motion Sensor Lighting Throughout Warehouse
- ◆ 2.5% Skylights
- ◆ 100% Site Concrete Paving for Auto and Truck Court Areas
- ◆ 80 Auto Parking Stalls and 14 Off Dock Trailer Parking Stalls
- ◆ 1,200 Amp Main Switchgear (277/480 Volt, 3 Phase, 4 Wire) with 2,000 Amp Underground Pull Section
- ◆ Painted Interior Walls and Interior Columns (Up to 12' Above Finished Floor)
- ◆ 14 Electric Chargers for Machinery Located Inside Warehouse (Chargers are Leased)
- ◆ UL Certified Wire Guidance System for VNA Forklift Steering
- ◆ Located Less than 5 Miles from Ontario Airport
- ◆ Many Amenities Located ±5 Minutes Including In-N-Out, Raising Cane's, & Ontario Mills Mall
- ◆ Easy Access to I-10, I-15, SR-210, and SR-60 Freeways

Shown by appointment only.

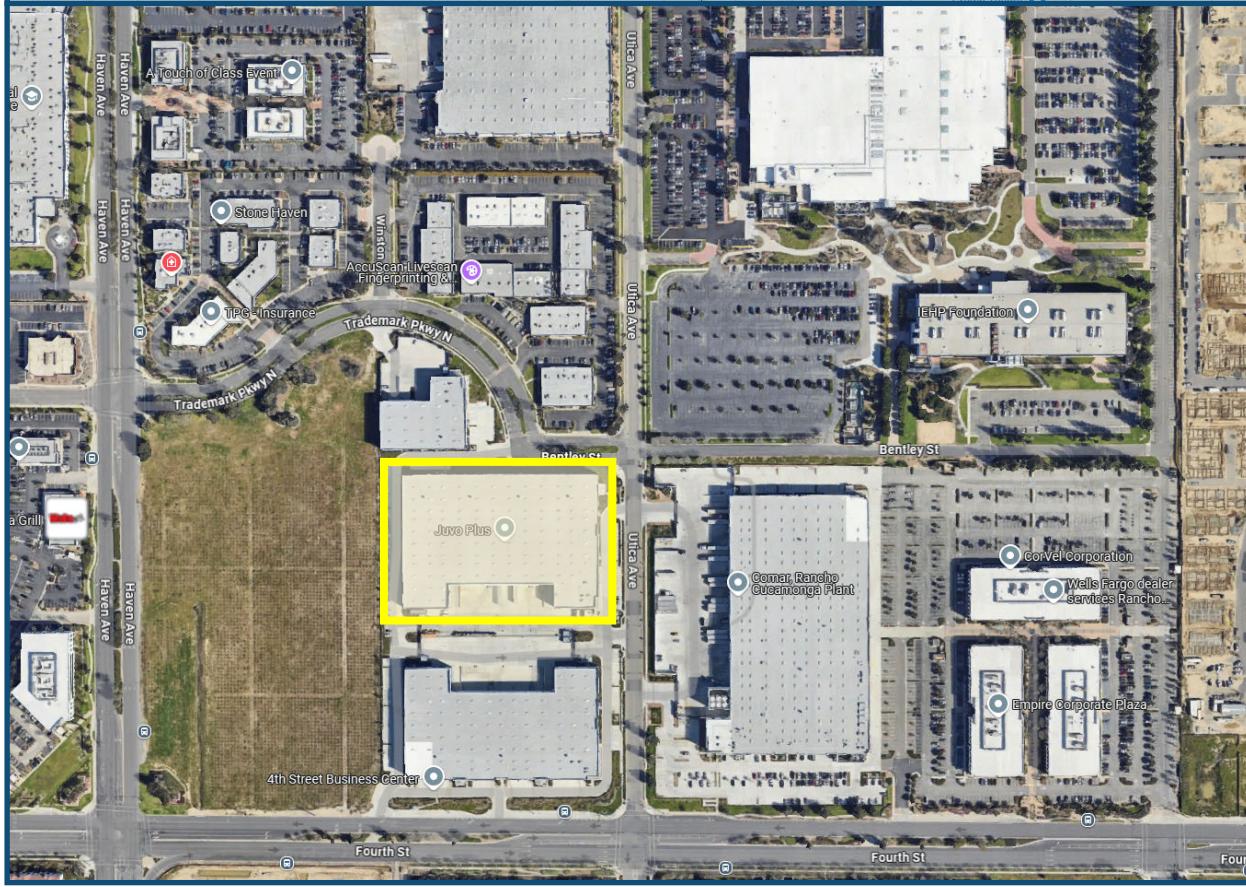
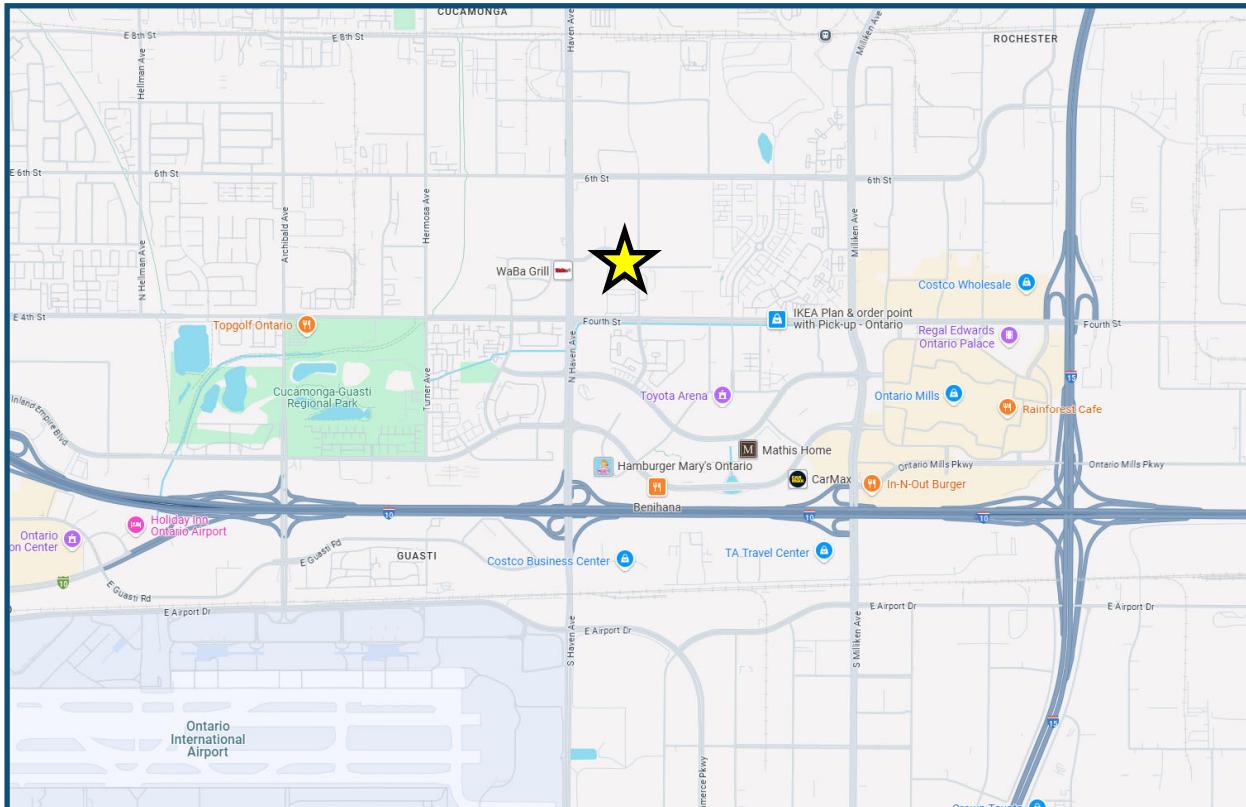
Please call listing office to schedule an appointment.

# SITE PLAN

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# BUILDING PHOTOS

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