



FOR SUBLEASE

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**

Filippo Fanara
Principal Broker
DRE License 01198019
626.255.1124 Cell

Brian Deets
Principal
DRE License 01800743
626.244.4743 Cell

Gina Fanara
Senior Associate
DRE License 01805710
626.818.3283 Cell





PROPERTY FEATURES

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

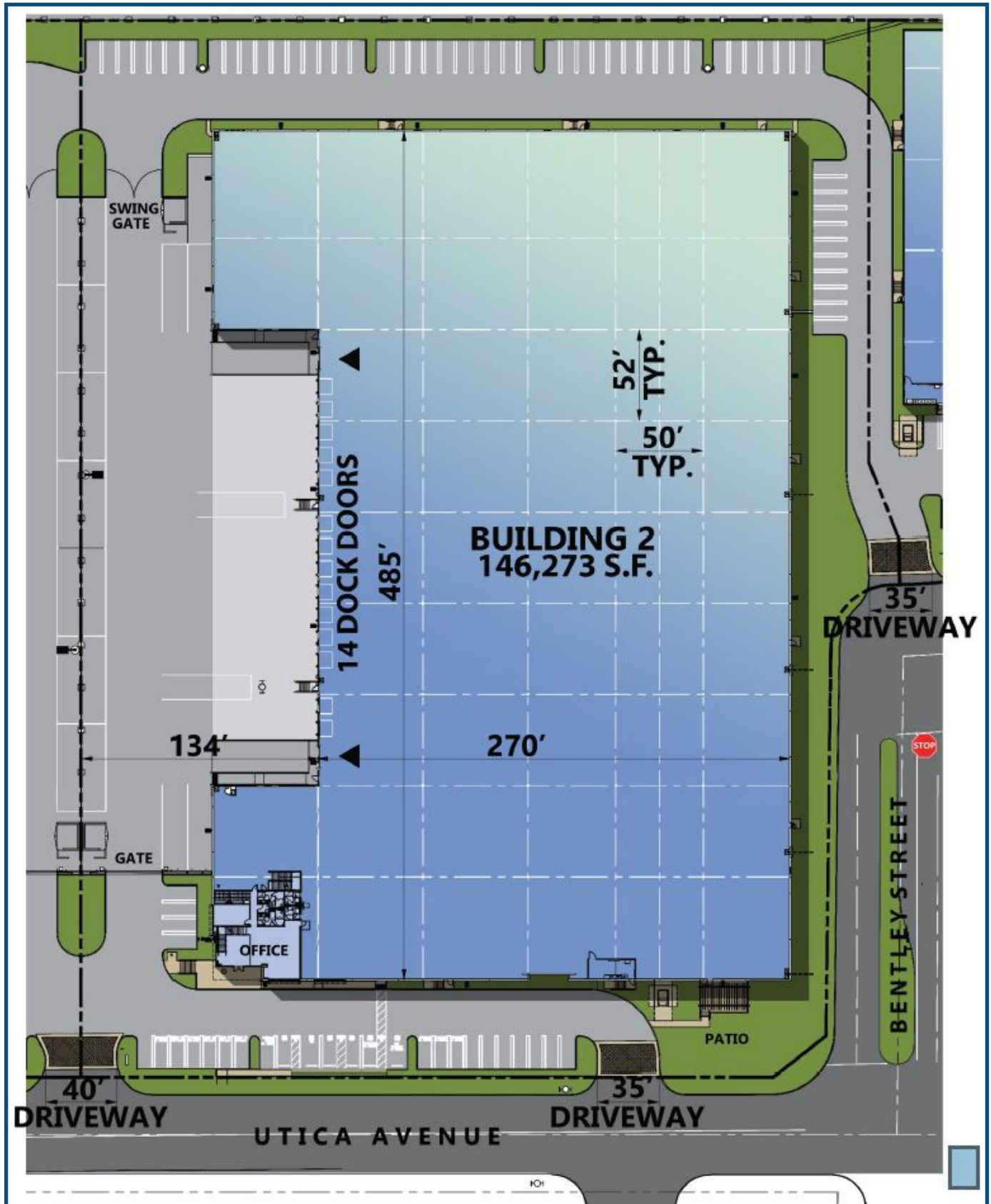
- ♦ Tenant has the option to purchase the racking and shelving as part of the sublease agreement if to term, for \$85K, at the end of the term
- ♦ ±146,273 SF Class A Freestanding Industrial Building
- ♦ Lot is ±6.07 Acres (264,409 SF)
- ♦ Building FAR: 0.55
- ♦ Year Built: 2019
- ♦ Zoning: IP (Industrial 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

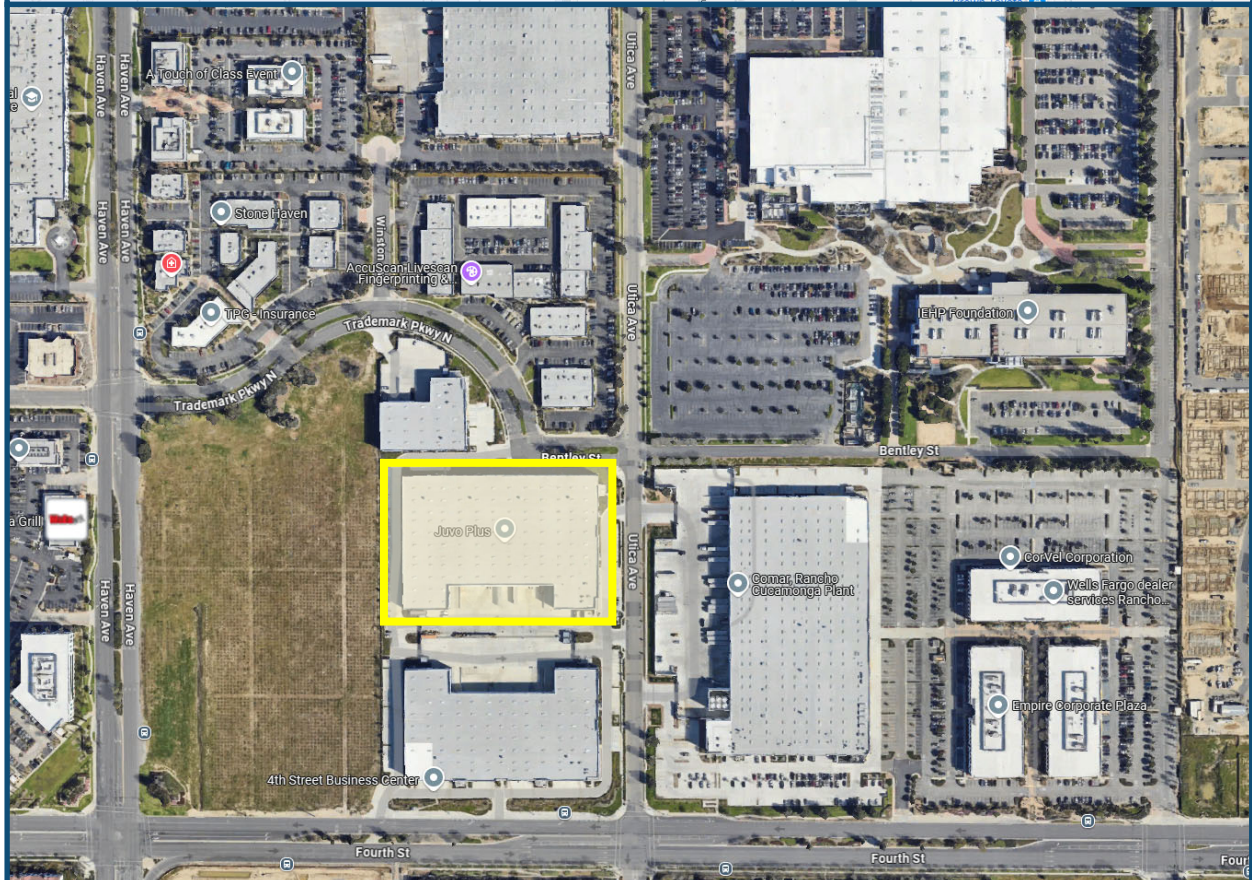
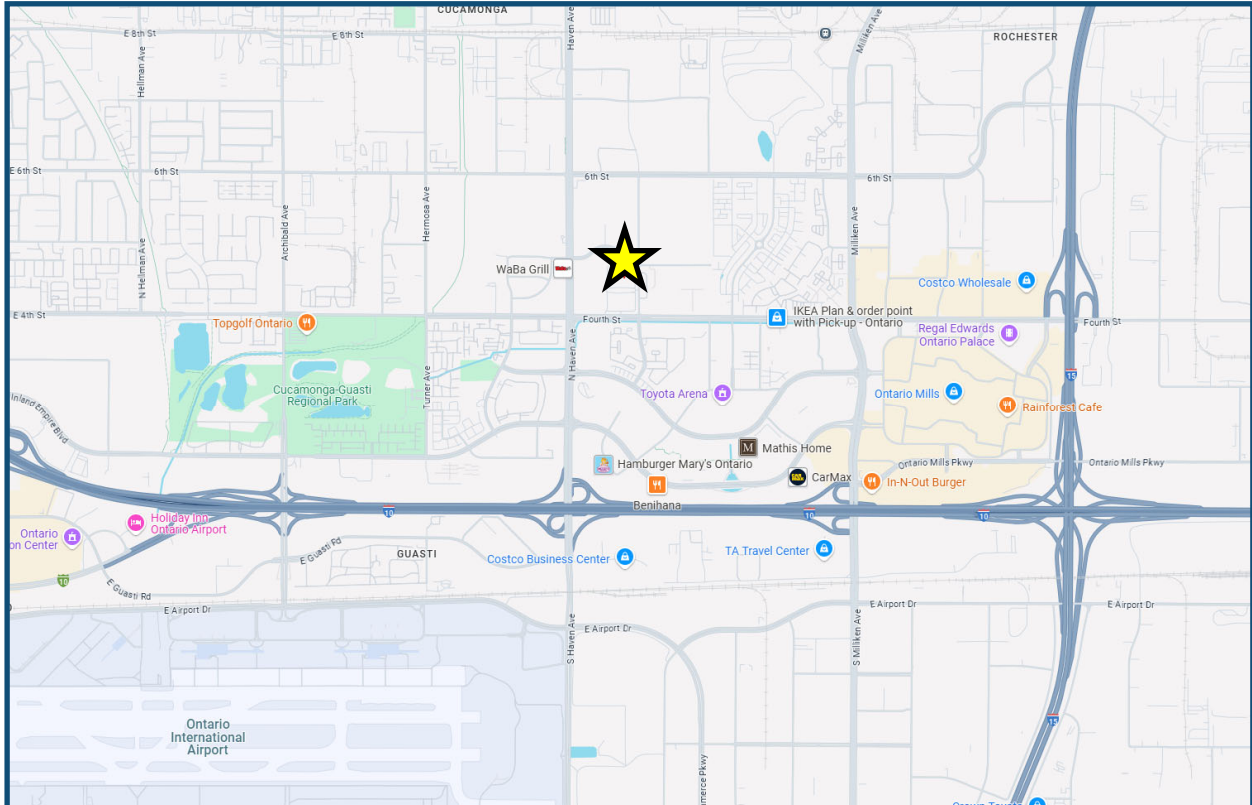
9678 Utica Ave., Bldg 2, Rancho Cucamonga, CA 91730





LOCATION/AERIAL MAPS

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





BUILDING PHOTOS

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

