

12178 4th St

Rancho Cucamonga, CA



±81,960 SF
FOR LEASE

CBRE



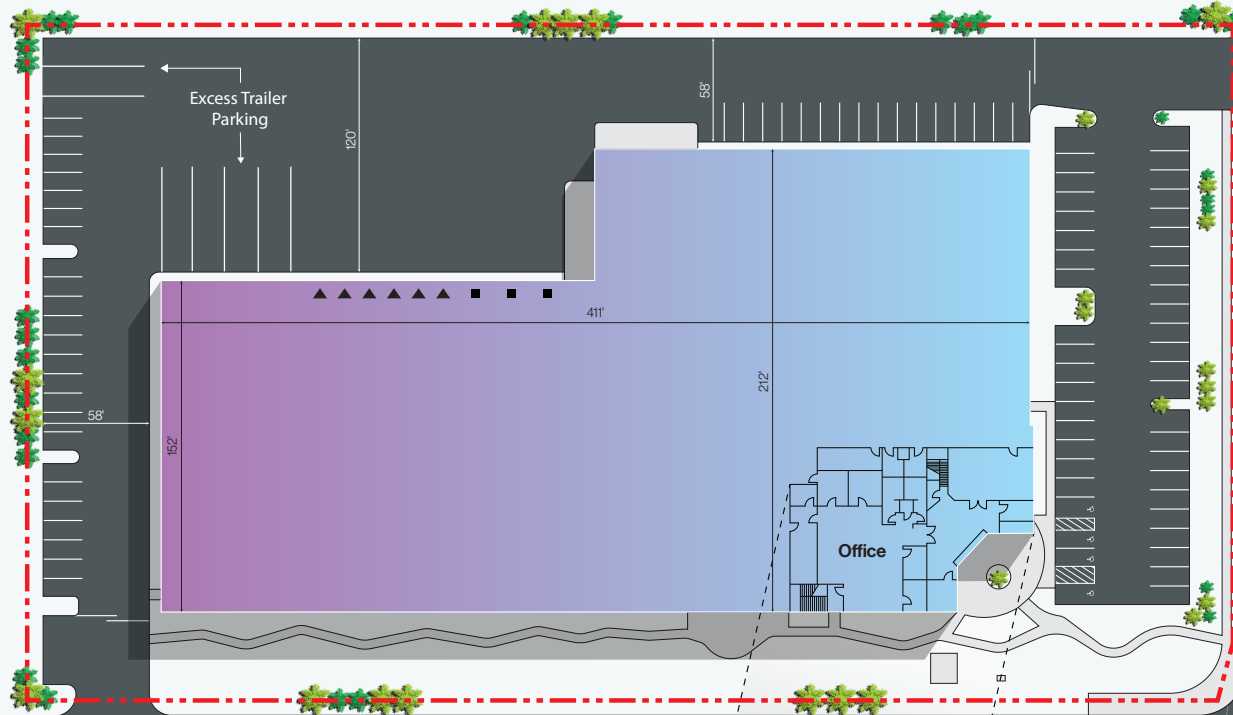
Property Features

Building Size	± 81,960 SF Freestanding Industrial Building on 3.97 Acre Lot
Office	± 12,000 SF of Corporate Image High End Office
Loading	Six (6) Dock High Doors and Three (3) Grade Level Doors
Yard	Large Secured Wrap Around Yard with Two Ingress/Egress
Clearance	28' Minimum
Boiler Room	Room With Water, Gas and Electricity Previously Used as Boiler Room

Sprinklers	ESFR-K25 and .60/3,000 – Tenant to Verify
Power	800 Amps 277/480 Volt Power (User to verify)
Truck Court	120'
Parking	91 Auto Parking Stalls / 6 Excess Trailer Parking Stalls
Zoning	IE - Industrial Employment
Location	Located Off the 15 Freeway via 4th St Exit

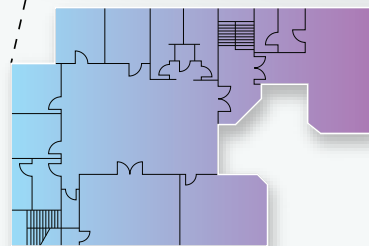
Site Plan

- ▲ DOCK DOOR
- DRIVE-IN DOOR



FOURTH ST

SANTA ANITA AVE



Second Floor



Freeway Access Map

12178 4th St





**For More information,
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