

± 138,146SF Flex Industrial Warehouse

Stable Cash Flow |
Strong Long-Term Hold

At Rancho Cucamonga, CA



Offering at:

\$38.9M

Highlights + Property Amenities

- + Retail Space
- + Office Space
- + Warehouse Space
- + Ample Parking
- + Copy Room
- + Conference Room
- + Great Street Appearance
- + Near Ontario Airport (Logistic Benefit)
- + 16' to 24' warehouse height
- + Easy Access to I-10, 210, 15 Freeway
- + Easy Access to Restaurants & Post Office

8.7_{AC}
Site Area

78
Tenants

92%
Occupancy

4.5%
Cap Rate



± 164 - 12,650 SF
Unit Size Range

A diversified 7-building business park offering retail, office, and warehouse components—providing a flexible, all-in-one solution for a wide range of businesses.



The Offering

KMBJ, Inc, the in-house broker, is pleased to present Arrow Business Park, a rare multi-product industrial/flex offering in Rancho Cucamonga, California. This opportunity consists of seven buildings comprised of retail, office, and warehouse space, positioned within a well-established Inland Empire business corridor with convenient access to major transportation routes and Ontario International Airport.

Arrow Business Park offering investors a diversified tenancy profile and flexible positioning in one of Southern California's most active and supply-constrained industrial markets.

[Please Click the Link for Sales OM](#)

Contact Us For More Info

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KMBJ INC