

# Asking Price: 3,800,000

Built in 1986 and fully renovated in 2022, this facility offers 9,500 sqft of space, including 3,000 sqft of office areas. The property also offers 18' clear height, 2 ground-level doors, and 16 parking spaces. In addition, it is positioned on a prestigious corner lot, this property provides significant exposure and easy access to major freeways (10/15/210).

10282 6<sup>th</sup> St., Rancho Cucamonga, CA 91730

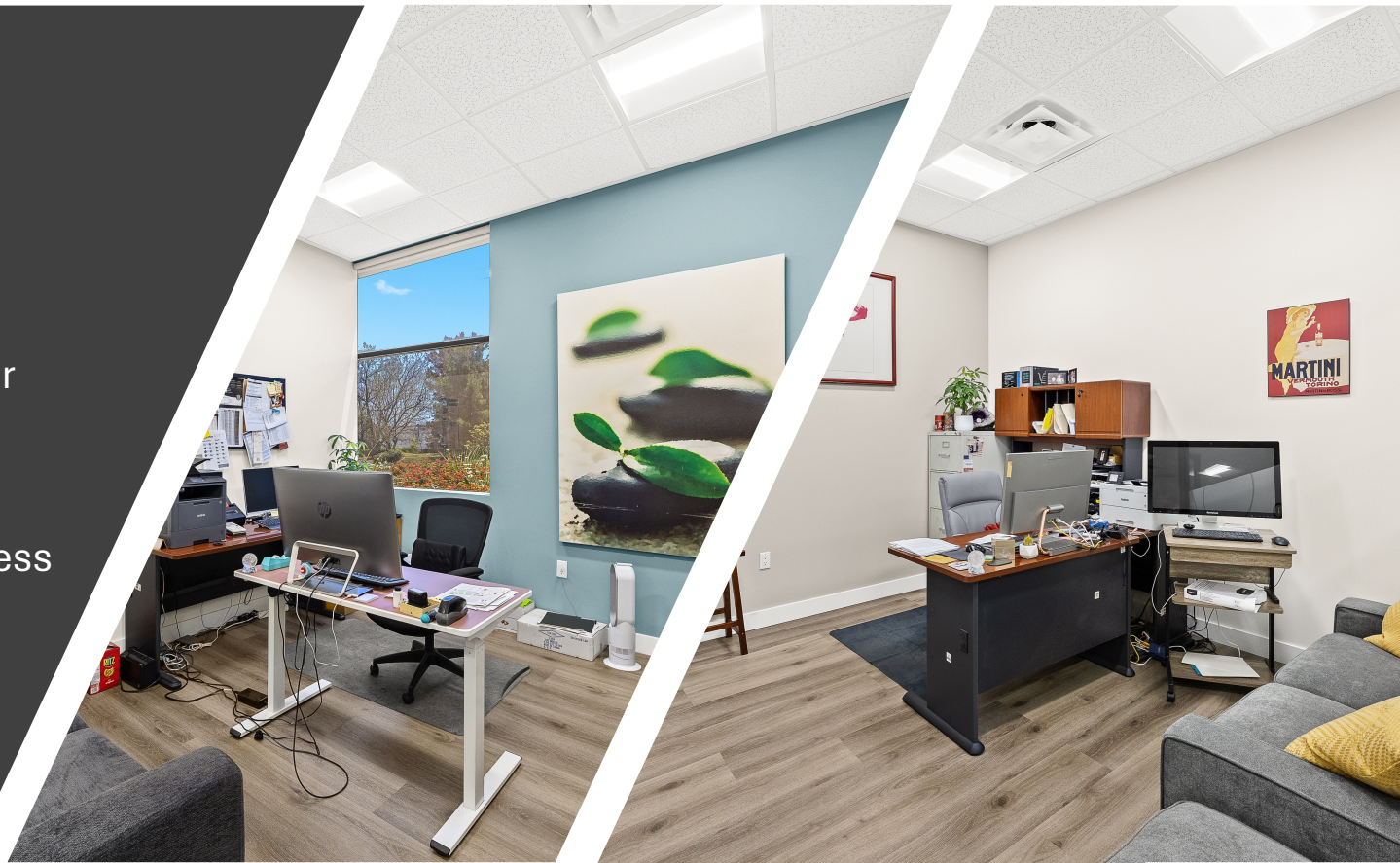
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Pinnacle Real Estate Group  
DRE 01918023



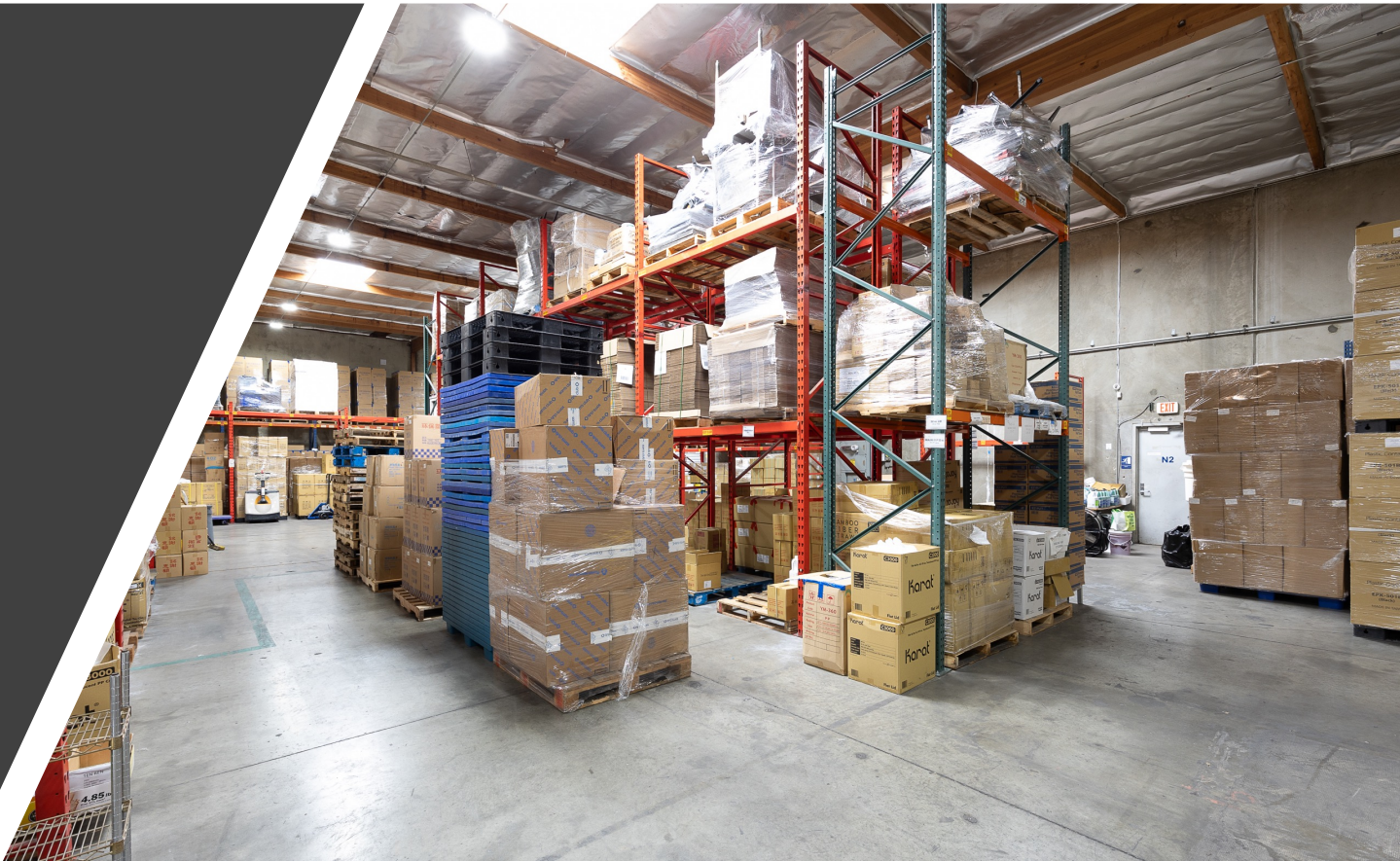
# Property Highlights:

- Built in 1986,
- Fully Renovated in 2022
- 9500 SF
- 3000 SF of Office
- 0.44 Acre Lot
- 400 Amps, 120v – 208v
- 18' Clear Height
- Skylights
- 16 Parking Spaces
- Located in Rancho Center Industrial Park
- 6<sup>th</sup> Street Frontage
- Convenient Freeway Access (10/15/210)
- Near Ontario Airport
- COA \$1043/month



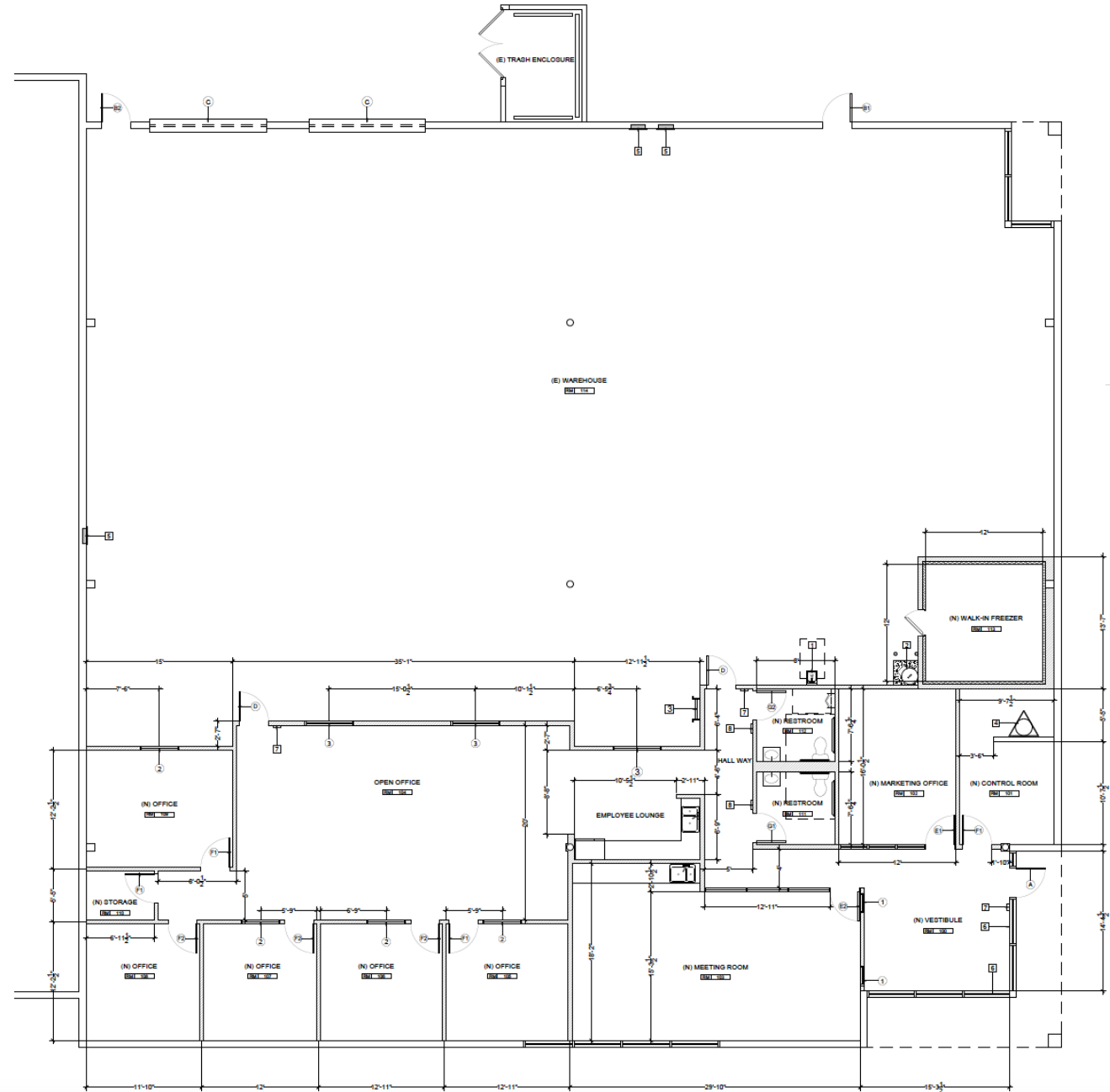


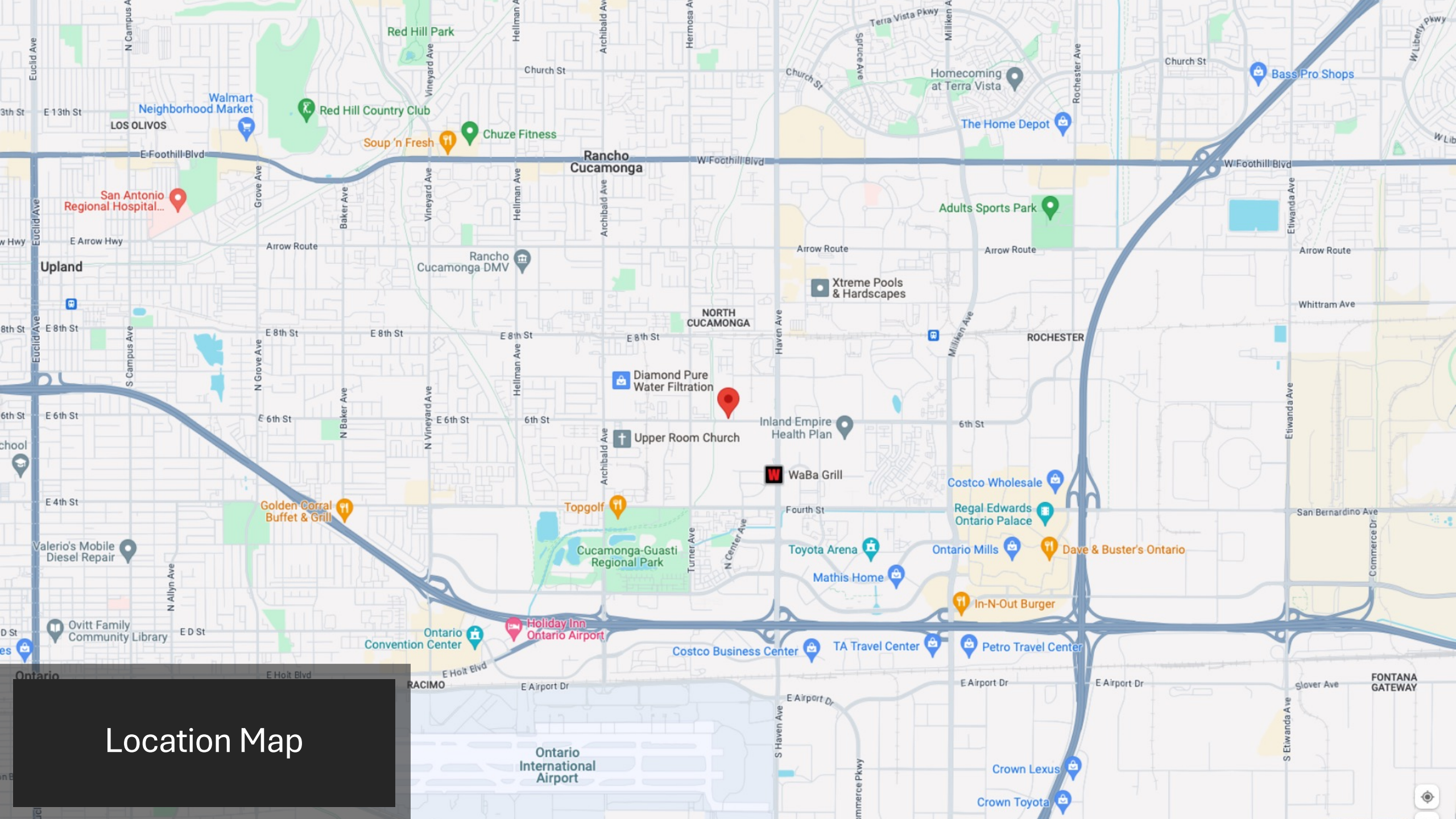
- Warehouse and Aerial Photos



Broker does not guarantee the accuracy of Financial data, Square footage, Lot Size, Zoning, Buyer shall independently Verify the accuracy of that information. and based upon and in reliance his/her own inspection and analysis for his/her own satisfaction.

# Floor Plans





# Location Map

Ontario International Airport

Crown Lexus

Crown Toyota