

SPEEDWAY COMMERCE CENTER

MASTER PLAN

655,633 SF Available

Building A | 500,403 SF | 13160 Napa St | Rancho Cucamonga, CA 91739

Building B | 155,230 SF | 13120 Napa St | Rancho Cucamonga, CA 91739

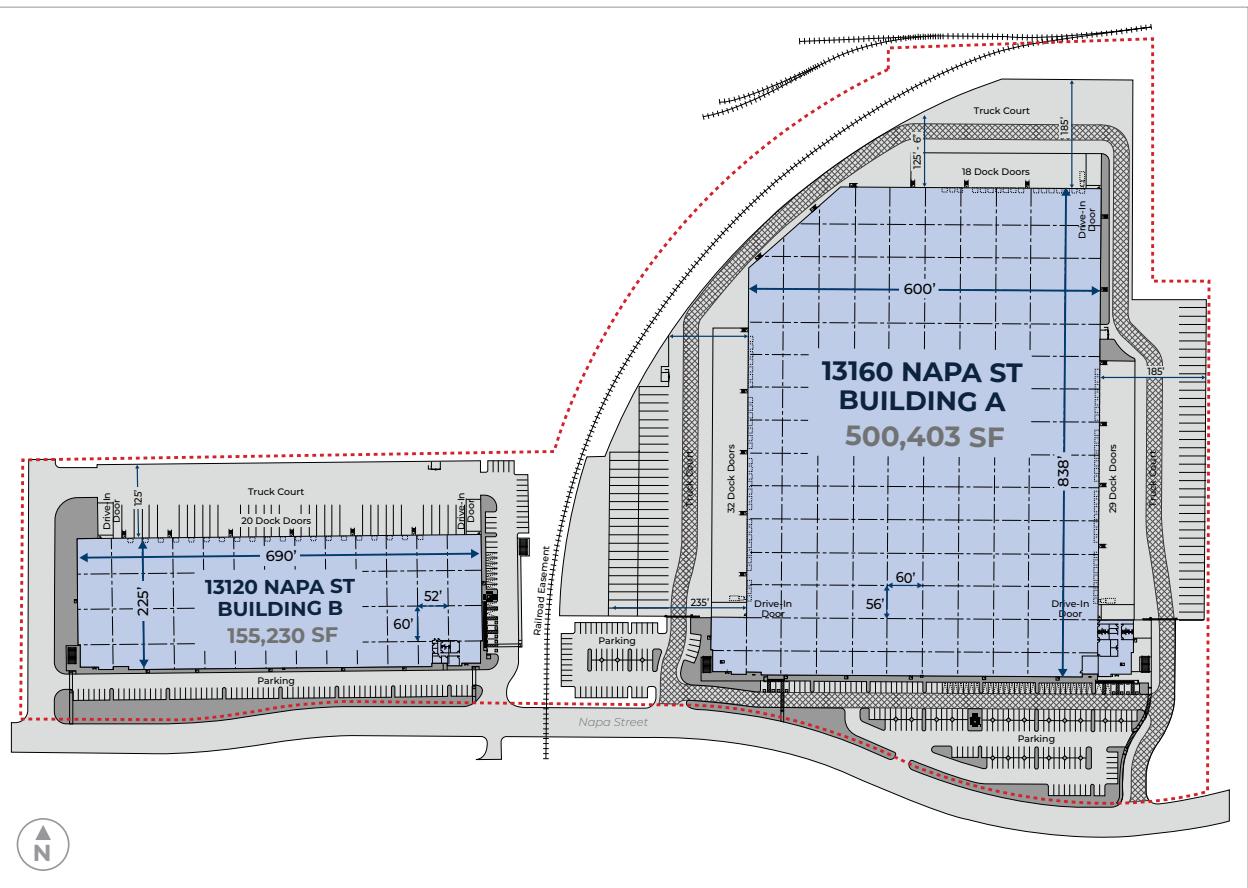
Speedway Commerce Center offers a premier Inland Empire West location with immediate access to the I-10 and I-15 freeways. This two-building state-of-the-art industrial development is flexible to suit a wide range of uses.



SPEEDWAY COMMERCE CENTER | MASTER PLAN

13160 (BLDG A) AND 13120 (BLDG B) NAPA ST | RANCHO CUCAMONGA, CA 91739

PROPERTY OVERVIEW



LEED Certified



Building A: 500,403 SF
Building B: 155,230 SF



Building A: 5,478 SF spec office
Building B: 3,172 SF spec office



Building A: 40' clear height
Building B: 32' clear height



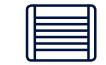
Building A: 185' truck court
Building B: 125' truck court



Building A: 227 auto parking spaces
Building B: 108 auto parking spaces



Building A: 78 trailer parking spaces
Building B: 20 trailer parking spaces



Building A: 79 - 9' x 10' dock doors
Building B: 20 - 9' x 10' dock doors



Building A: 31 - 35K lb. mechanical dock levelers
Building B: 8 - 35K lb. mechanical dock levelers



Building A: 3 - drive-in truck doors
Building B: 2 - drive-in truck doors



Building A: 56' x 60' column spacing
Building B: 52' x 60' column spacing



Building A: ESFR system
Building B: ESFR system



Building A: Equipped with solar roof
Building B: Equipped with solar roof



30 FC LED speedbay lighting;
1 FC LED warehouse lighting



4,000 amp service
(277/480 - volt, 3 phase, 4-wire)

Development



SCOTT MORSE

909 380 7292 (o) | 909 214 7899 (c)
scott.morse@hillwood.com
License # CA - 01969110

Leasing



PETER MCWILLIAMS

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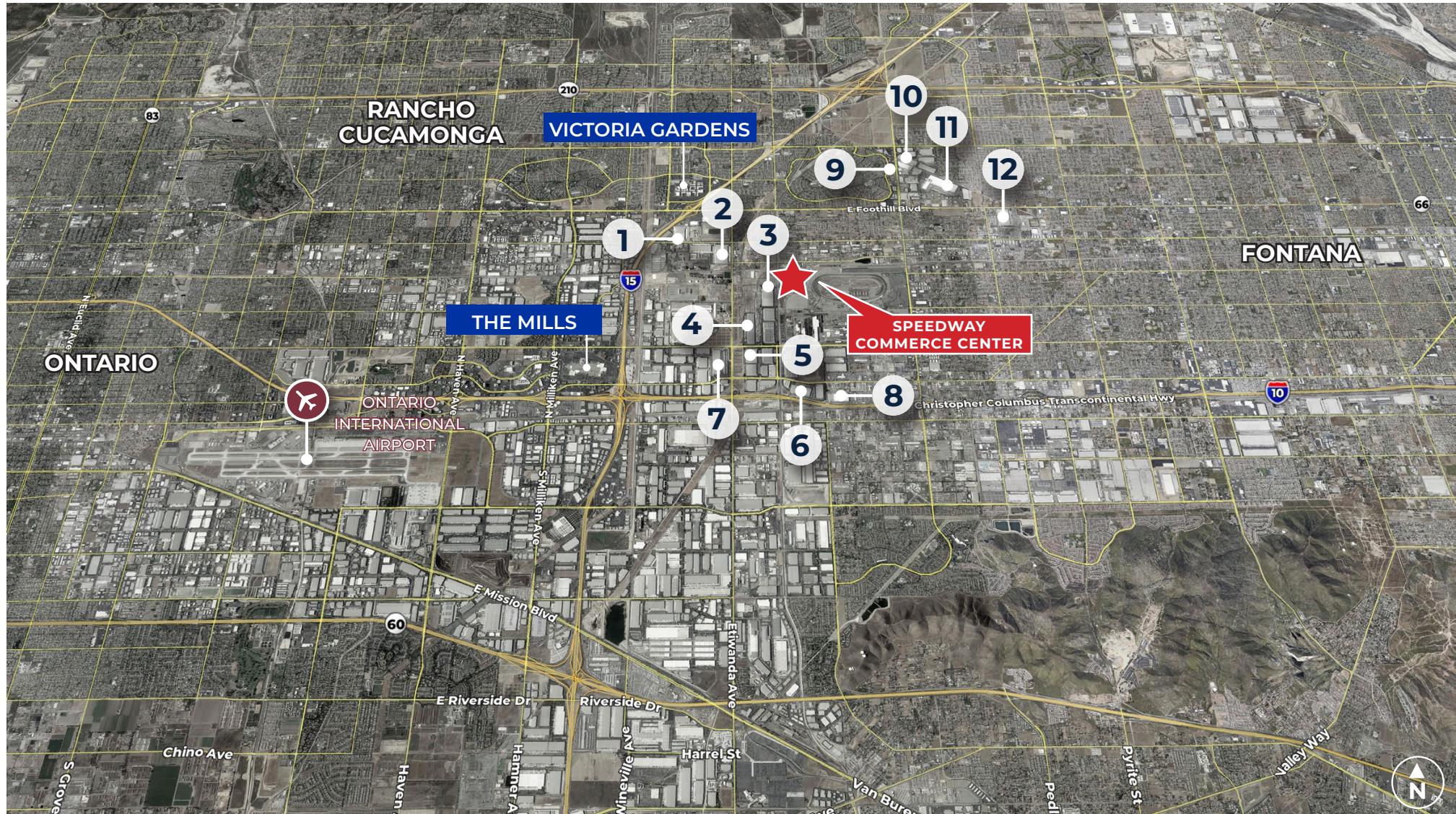
PATRICK WOOD

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AREA INFORMATION



BUSINESSES

- 1. NFI
- 2. Georgia Pacific
- 3. Exel Logistics
- 4. Mohawk
- 5. Geodis
- 6. Network Global Logistics
- 7. Home Depot
- 8. Trader Joe's
- 9. LeSaint Logistics
- 10. Mercedes Benz
- 11. Target
- 12. Delta Kitchen & Bathroom

DRIVE TIMES

Interstate 10
 2.6 mi.  7 min.

Interstate 15
 2.7 mi.  7 min.

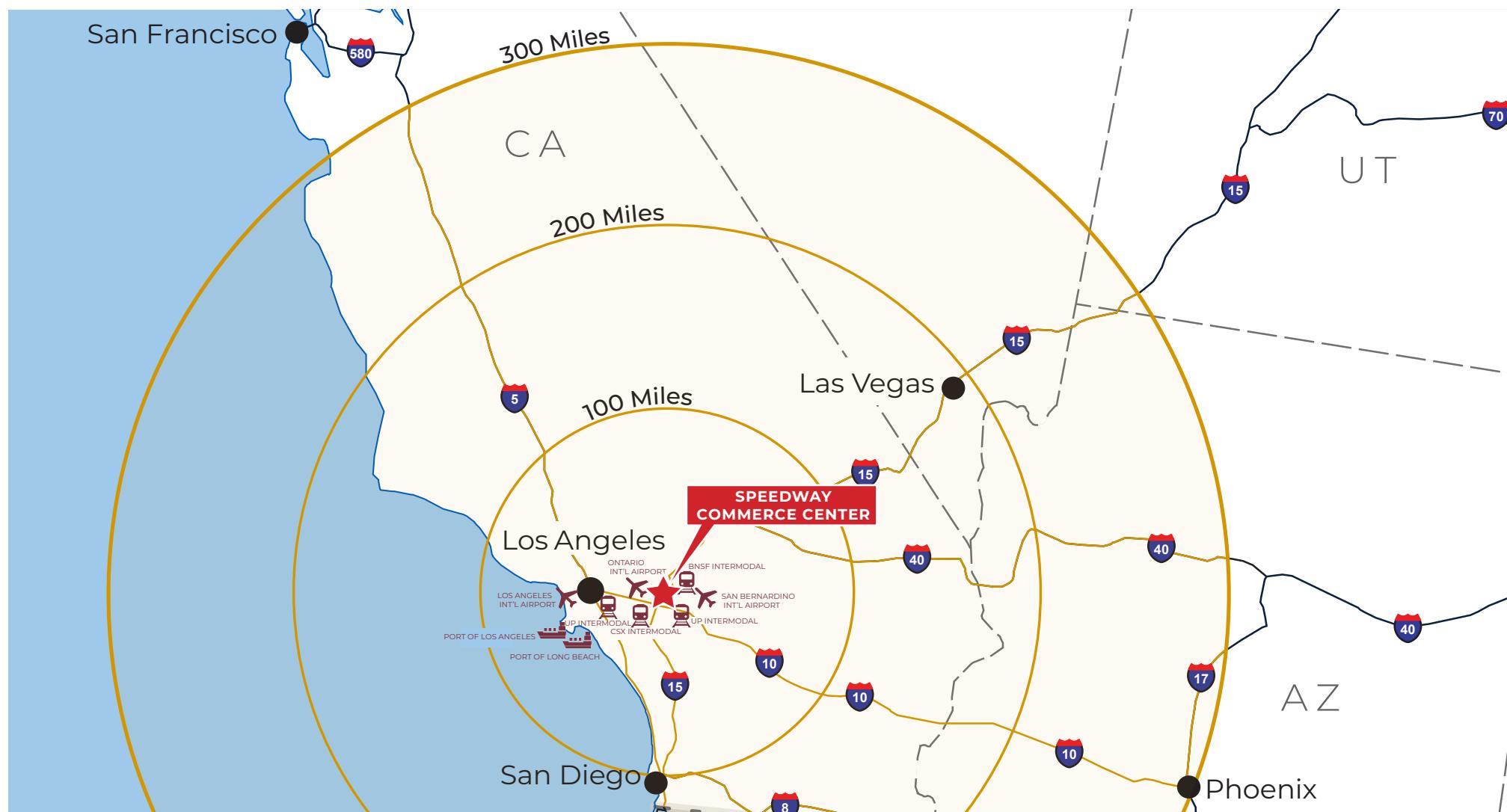
Ontario Int'l Airport
 5 mi.  10 min.

Los Angeles Int'l Airport
 63.8 mi.  1.5 hrs.

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DRIVE TIMES



10 MILE RADIUS DEMOGRAPHICS



1,013,232

POPULATION



146,552

BLUE COLLAR
LABOR FORCE



8.7%

UNEMPLOYMENT



\$78,578

MEDIAN
HOUSEHOLD INCOME



26%

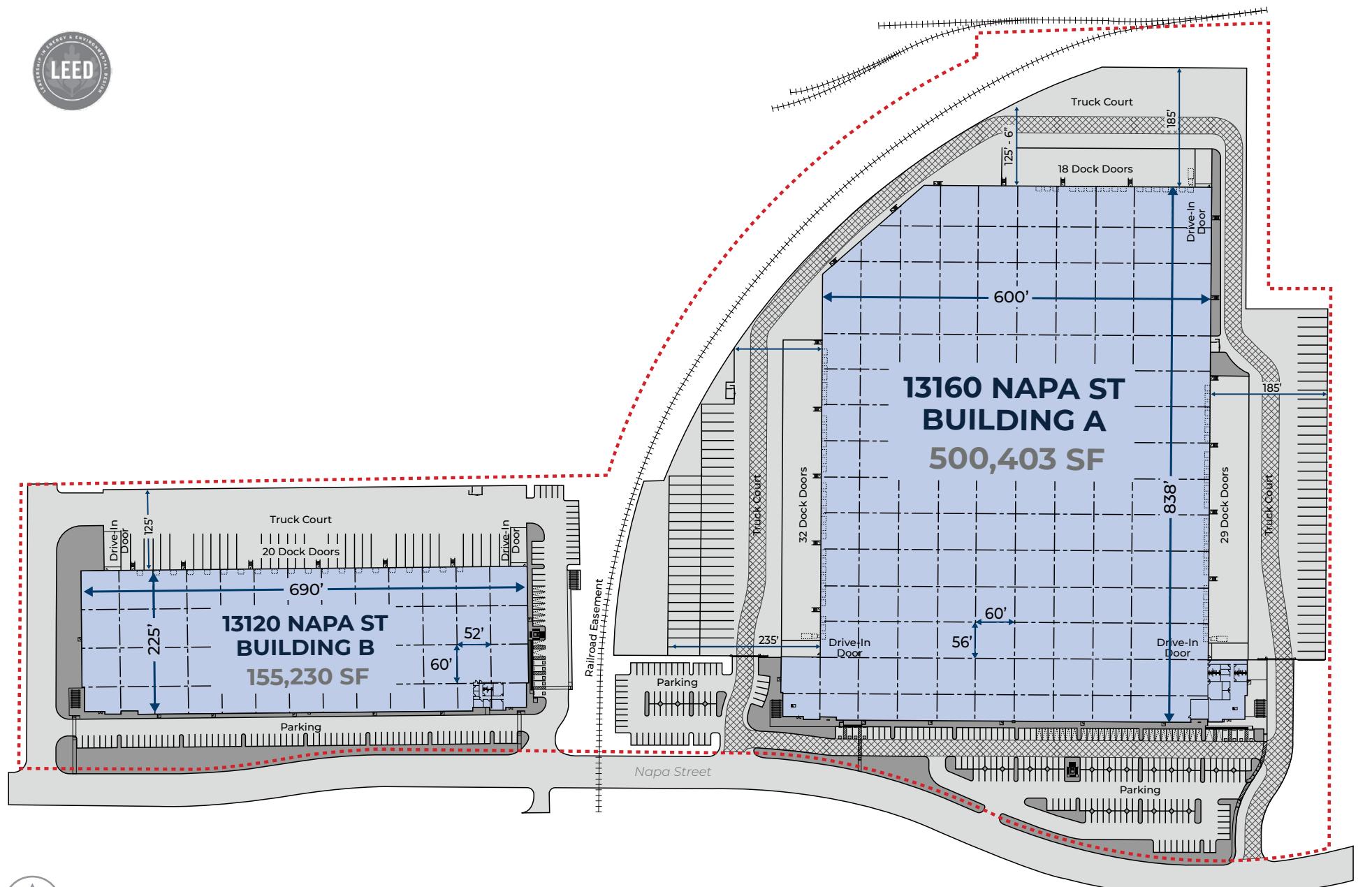
HIGH
SCHOOL GRADUATE



22%

BACHELOR'S /
GRAD / PROF DEGREE

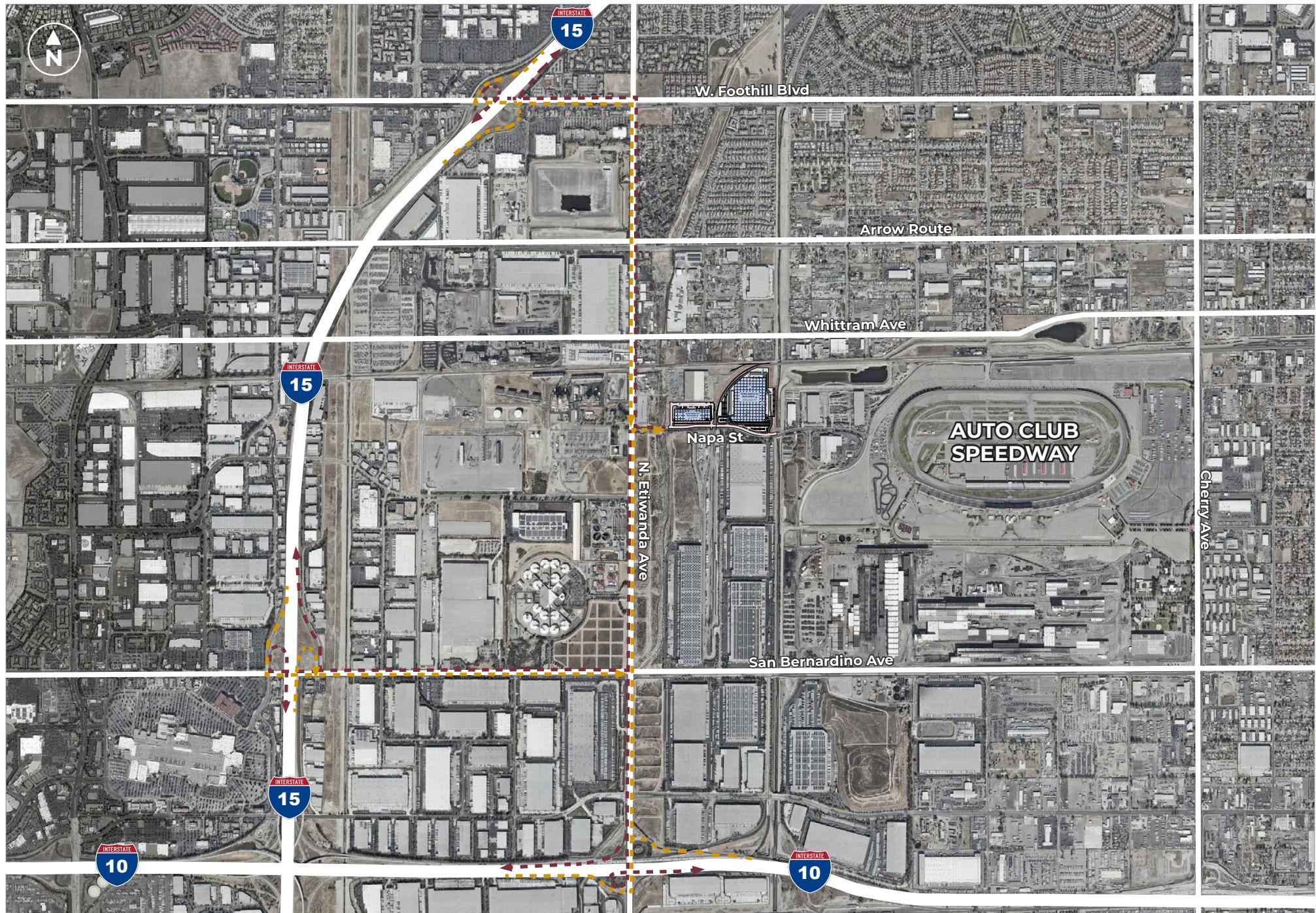
Source: ESRI



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SITE PLAN



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INGRESS / EGRESS



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CONSTRUCTION PROGRESS
AUGUST 2023

CONTACT

DEVELOPMENT



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LEASING



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