

**INDUSTRIAL
FOR-LEASE**

10730 Bell Court | Rancho Cucamonga, CA 91730



Exclusively Presented By

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PROPERTY SUMMARY

This exceptional industrial facility offers a highly functional blend of warehouse, distribution, and office space totaling approximately 52,673 square feet of rentable area. The building features expansive clear-span warehouse areas with efficient column spacing, wide floor plates, and multiple access points, creating an ideal environment for manufacturing, assembly, storage, or logistics operations. Designed for versatility, the property includes generous loading and maneuvering areas, as well as ample power, making it suitable for a wide range of industrial users.

The property also incorporates well-designed office improvements across two floors, providing approximately 50,414 SF of usable interior work areas, including private offices, open workspaces, conference rooms, and support areas—each illustrated in detail within the as-built plans. The layout supports both administrative operations and warehouse management functions, allowing seamless communication between office and industrial activities. Building services such as electrical rooms, shafts, and mechanical spaces are strategically placed to maximize efficiency and workflow.

Located in the heart of Rancho Cucamonga's established industrial corridor, this freestanding building offers tenants excellent access to major transportation routes, including the I-10, I-15, and SR-210 freeways. The property's modern configuration, substantial square footage, and combination of enclosed usable areas and non-allocated support spaces make it a rare opportunity for companies seeking a high-capacity industrial facility in a premier Inland Empire location. Whether for expansion, relocation, or consolidation, 10730 Bell Court delivers the infrastructure, size, and functionality required by today's industrial operators.

Address:	10730 Bell Ct., Rancho Cucamonga, California 91730
Building SQFT*:	52,914 SQFT
Land SQFT:	109,336 SQFT (2.51 AC)
Parking:	80
Clear Height:	27'
Drive Ins:	3 total/ 12' w x 14' h
Docks:	3 exterior
APN:	Parcel 0209-491-50
Tenancy:	Single
Rental Rate:	\$.99/SQFT + NNN



*Measurement Standard = BOMA 2025
SINGLE OCCUPANT INDUSTRIAL

PROPERTY Features

- Enhanced electrical power
- Warehouse shelving
- Security cameras
- Cat-5/6 communication cabling
- Fiber ISP Available
- Modern office furniture was retained by lessor through negotiations with prior lessee. It will be available to lessee, if desired
- Because lessor has owned the premises since construction, lower property taxes may be reflected in net charges
- Skylights in Warehouse
- Secured Card Access
- Move-In condition
- Modern Office layout
- Conference Rooms
- Server-room with dedicated HVAC

AREA MAP




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Demographic Summary Report

Land Area: 2.51 AC	% Leased: 100%					
Total Available: 0 SF	Rent/SF/Mo: -					
Radius	1 Mile	3 Mile	5 Mile			
Population						
2029 Projection	11,125	133,080	285,424			
2024 Estimate	10,908	130,965	281,180			
2020 Census	10,666	130,691	282,141			
Growth 2024 - 2029	1.99%	1.61%	1.51%			
Growth 2020 - 2024	2.27%	0.21%	-0.34%			
2024 Population by Hispanic Origin	5,110	60,173	142,398			
2024 Population	10,908	130,965	281,180			
White	3,067 28.12%	43,033 32.86%	90,172 32.07%			
Black	1,675 15.36%	13,051 9.97%	22,218 7.90%			
Am. Indian & Alaskan	125 1.15%	1,340 1.02%	3,382 1.20%			
Asian	1,337 12.26%	17,974 13.72%	34,639 12.32%			
Hawaiian & Pacific Island	52 0.48%	481 0.37%	922 0.33%			
Other	4,652 42.65%	55,086 42.06%	129,848 46.18%			
U.S. Armed Forces	6	17	136			
Households						
2029 Projection	4,283	45,805	91,992			
2024 Estimate	4,196	45,044	90,563			
2020 Census	4,096	44,803	90,629			
Growth 2024 - 2029	2.07%	1.69%	1.58%			
Growth 2020 - 2024	2.44%	0.54%	-0.07%			
Owner Occupied	1,037 24.71%	21,406 47.52%	51,023 56.34%			
Renter Occupied	3,160 75.31%	23,638 52.48%	39,540 43.66%			
2024 Households by HH Income	4,197	45,044	90,564			
Income: <\$25,000	499 11.89%	4,956 11.00%	9,919 10.95%			
Income: \$25,000 - \$50,000	717 17.08%	5,979 13.27%	11,506 12.70%			
Income: \$50,000 - \$75,000	953 22.71%	7,341 16.30%	14,121 15.59%			
Income: \$75,000 - \$100,000	744 17.73%	7,125 15.82%	13,439 14.84%			
Income: \$100,000 - \$125,000	570 13.58%	6,686 14.84%	12,434 13.73%			
Income: \$125,000 - \$150,000	350 8.34%	4,776 10.60%	9,821 10.84%			
Income: \$150,000 - \$200,000	235 5.60%	3,948 8.76%	8,978 9.91%			
Income: \$200,000+	129 3.07%	4,233 9.40%	10,346 11.42%			
2024 Avg Household Income	\$84,257	\$106,345	\$112,176			
2024 Med Household Income	\$73,147	\$89,898	\$93,111			


Daytime Employment Report

Land Area: 2.51 AC

Total Available: 0 SF

% Leased: 100%

Rent/SF/Mo: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	9,980	95,996	10
Retail & Wholesale Trade	1,593	20,830	13
Hospitality & Food Service	697	11,886	17
Real Estate, Renting, Leasing	558	5,140	9
Finance & Insurance	833	7,017	8
Information	151	2,246	15
Scientific & Technology Services	1,198	8,202	7
Management of Companies	38	283	7
Health Care & Social Assistance	2,211	12,223	6
Educational Services	177	3,677	21
Public Administration & Sales	80	3,927	49
Arts, Entertainment, Recreation	143	841	6
Utilities & Waste Management	388	2,400	6
Construction	554	4,768	9
Manufacturing	447	8,067	18
Agriculture, Mining, Fishing	15	65	4
Other Services	897	4,424	5

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PROPERTY PICTURES



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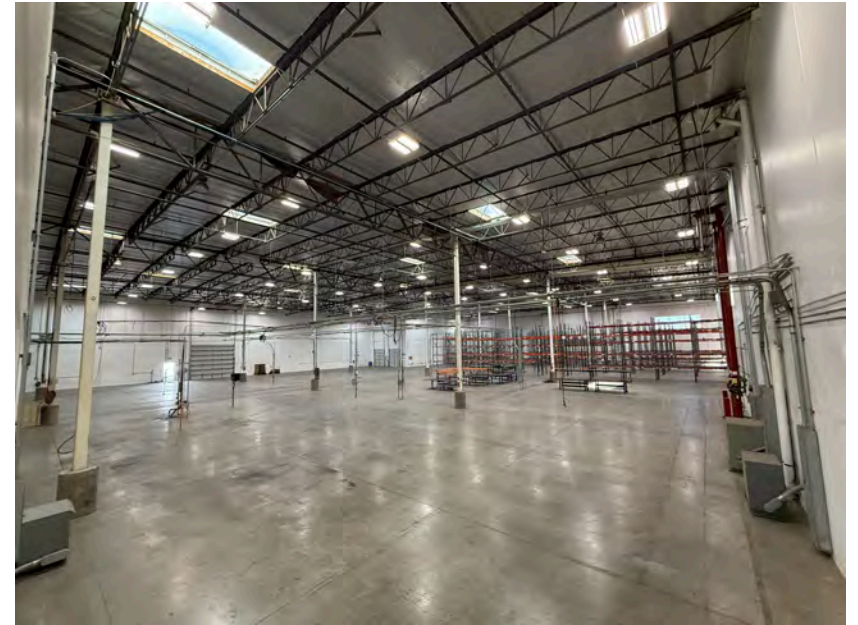


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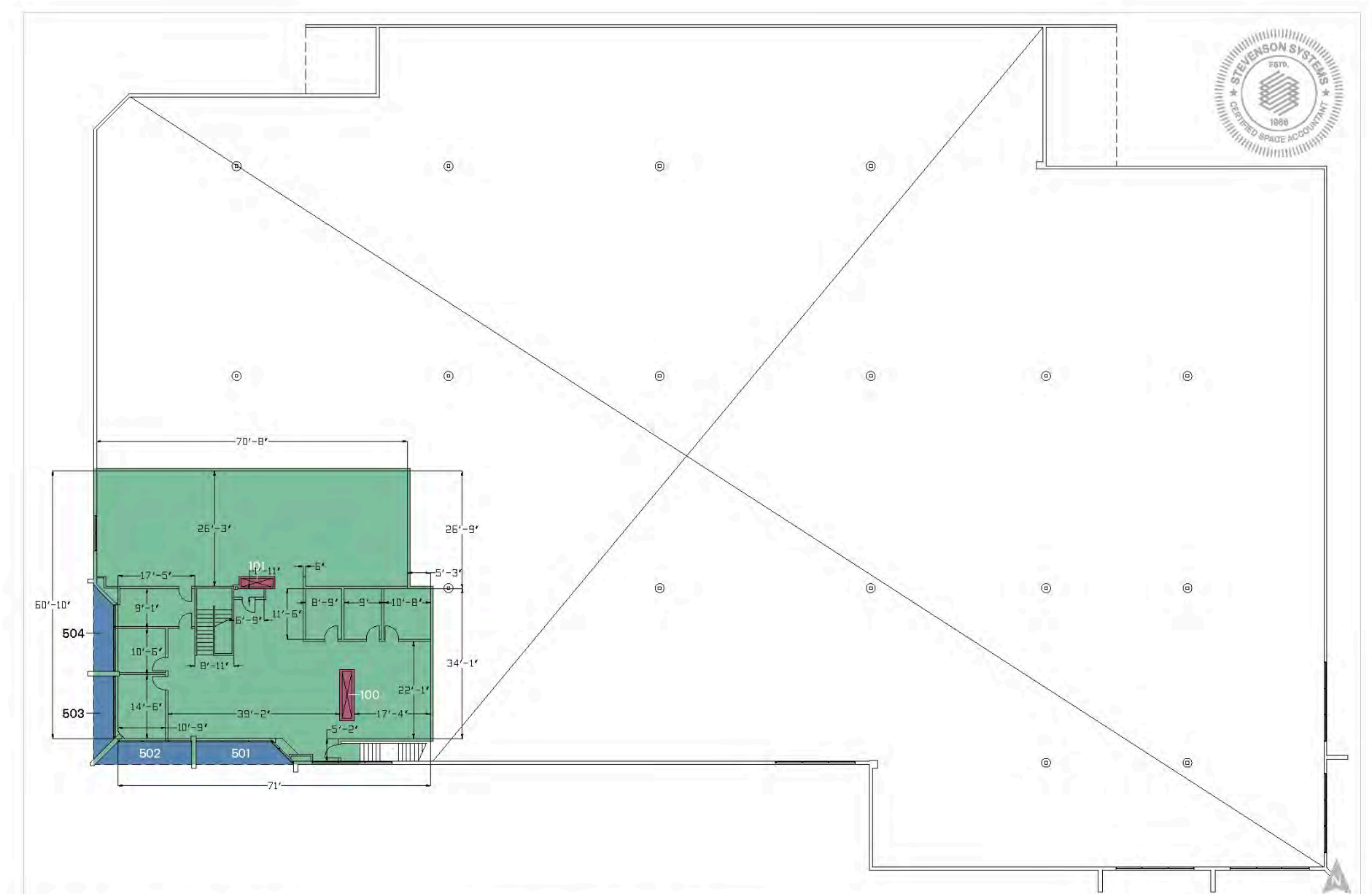


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FLOOR PLAN



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