

FOR SALE

9089 8TH STREET RANCHO CUCAMONGA, CA

+/- 129,704 SF Class A Distribution Warehouse

CHASE MACLEOD

(949) 783-7707

CHASE@MACLEODCO.COM

LIC. #01899515

ETHAN FLOR

(424) 235-9211

ETHAN@MACLEODCO.COM

LIC. #02070137

JC CASTILLO

(949) 413-9396

JC@MACLEODCO.COM

LIC. #02132021

MAX GALE

(949) 337-8052

MAX@MACLEODCO.COM

LIC. #02214491

Building Can be Delivered Vacant
at Close of Escrow



MACLEOD & CO.

9089 8TH STREET
RANCHO CUCAMONGA, CA

THE OFFERING

MacLeod & Co. is pleased to offer 9089 8th Street, Rancho Cucamonga, California ("Property"), a unique opportunity to acquire a Class A, $\pm 129,720$ square foot distribution warehouse situated on ± 6.09 acres in the heart of the Inland Empire West market. The property can be delivered vacant at the close of escrow.

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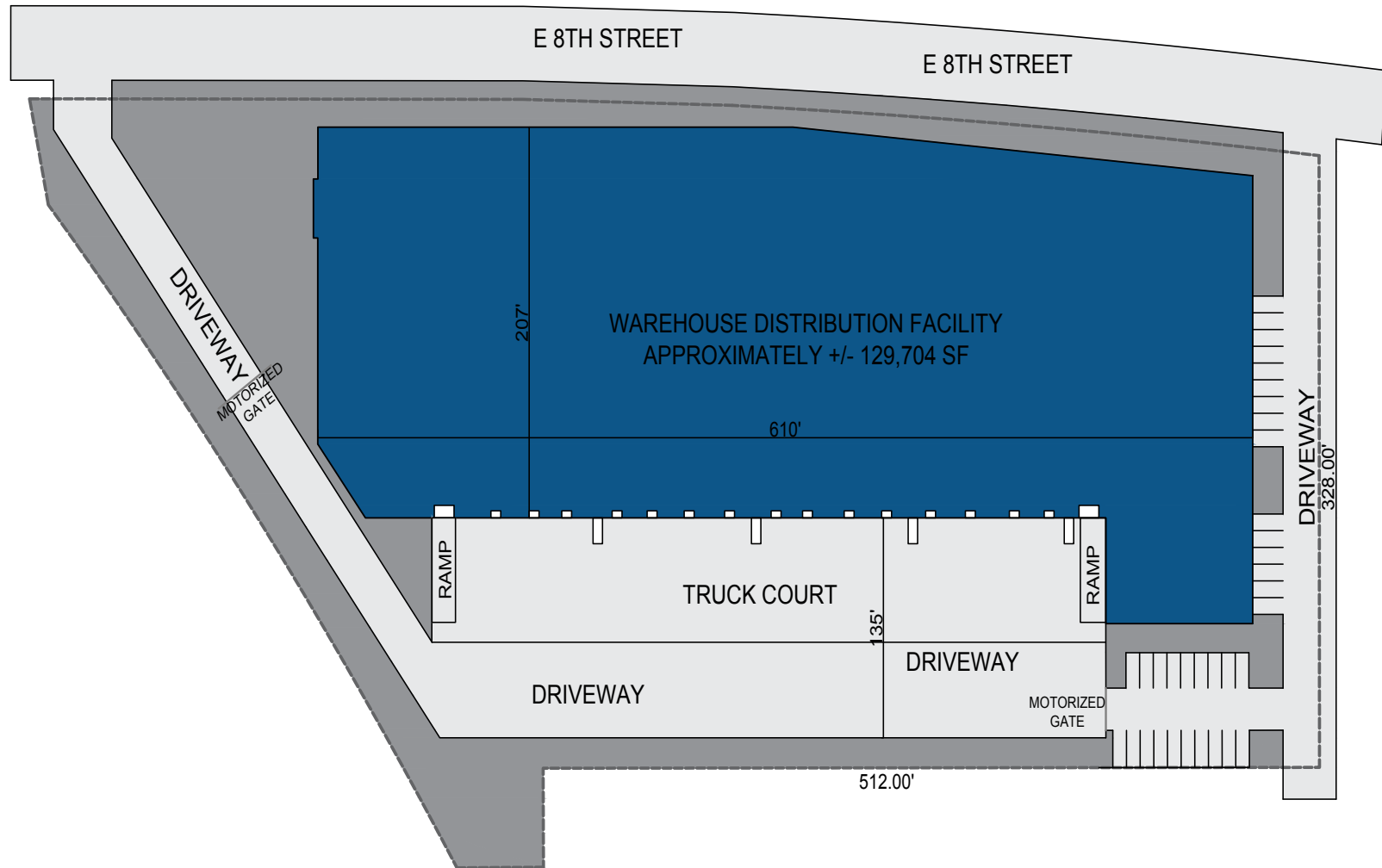
PROPERTY OVERVIEW

PROPERTY ADDRESS	9089 8TH STREET RANCHO CUCAMONGA, CA	DOCK HIGH DOORS	15 EXTERIOR
PARCEL NUMBER	0209-151-27	DOCK PACKAGES	LEVELERS ON EVERY OTHER DOOR
BUILDING SF	±129,704 SF	ROLL UP DOORS / RAMPS	1 TOTAL
PROPERTY TYPE	DISTRIBUTION WAREHOUSE	LOADING TYPE	REAR
CONSTRUCTION TYPE	CONCRETE TILT UP	TRAILER POSITIONS (OFF DOCK)	10 - 15
ZONING	GENERAL INDUSTRIAL (CERTIFIED TIRE FACILITY)	FLOOR SLAB	CONFIRMING
OFFICE SF	±2,000 SF (TWO-STORY)	YARD	FULLY SECURED CONCRETE YARD
ACREAGE	±6.09 ACRES (265,280 SF)	FIRE PROTECTION SYSTEM	ESFR (K-25 HEADS)
FAR	±0.49	POWER SERVICES	800 - 277 - 480 VOLT - 3 PHASE 4 w HEAVY
BUILDING DIMENSIONS	TBD	YEAR BUILT	2014
TYPICAL BAY SPACING	50' x 52' (verify)	TRUCK COURT GATES	TWO (BOTH MOTORIZED)
MIN. CLEAR HEIGHT	30' (AT FIRST COLUMN)	INGRESS / EGRESS	INGRESS FROM MAIN GATE EGRESS THROUGH SECONDARY GATE TO 8TH STREET
TRUCK COURT	±135' - SECURED		



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SITE PLAN



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AERIAL



SI SEARING INDUSTRIES

PRIME STORAGE

ESTES

PDI PneuDraulics, Inc.

CALIBER
COLLISION

iPOWER

FASTENAL

SAF
RAILINGS

TIGERROCK

Parts Authority
Auto Parts Super Stores

RANCHO
AUTOCARE

FRÖHLICH

Firestone
COMPLETE AUTO CARE

ExtraSpace
Storage

R & R
AUTOMOTIVE
PROWELD ONE

GOODYEAR
Rubber

E 8th St

N Vineyard Ave

Hellman Ave

NAJARIAN FURNITURE

ASPEN
Creative
CORPORATION

Gensun

calottery

PATIO
RENAISSANCE
SAUNING & LEISURE PRODUCTS

INDUSTRIAL

ABBLE

**9089 8TH STREET
RANCHO CUCAMONGA, CA**

REGIONAL ACCESS



9089 8TH STREET RANCHO CUCAMONGA, CA



MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In four years, MacLeod & Co. has successfully negotiated and closed over \$700 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



CHASE MACLEOD

Broker of Record
(949) 783-7707
chase@macleodco.com
LIC. #02235524



ETHAN FLOR

Director
(424) 235-9211
ethan@macleodco.com
LIC. #02070137



JC CASTILLO

Director
(949) 413-9396
jc@macleodco.com
LIC. #02132021



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