



RANCHO CUCAMONGA

CA 91730

**TREMENDOUS IE WEST  
LOCATION IN RANCHO  
CUCAMONGA, CA**

**FULLY RENOVATED IN  
TURN-KEY CONDITION.  
NOW READY FOR  
OCCUPANCY**

**83,520 SF  
4.76 Acres**

**FOR SALE | 83,520 RSF FREESTANDING ON 4.76 ACRES  
HEAVY POWER | LOW COVERAGE | PRIME IE WEST LOCATION**



**CBRE**

**EXCLUSIVELY OFFERED BY:**

**Nicholas Chang, CCIM, SIOR**  
Senior Vice President  
+1 909 418 2014  
nicholas.chang@cbre.com  
Lic. 01344844

**Richard Lee, SIOR**  
Senior Vice President  
+1 909 418 2010  
richard.lee@cbre.com  
Lic. 01757870

**Justin Kuehn**  
First Vice President  
+1 909 418 2013  
justin.kuehn@cbre.com  
Lic. 01966182

**Sione Fua**  
Vice President  
+1 909 418 2007  
sione.fua@cbre.com  
Lic. 02006432



# THE OFFERING



CBRE is pleased to present the opportunity to acquire 9177 Center Avenue, Rancho Cucamonga, CA (The "Property"), a high-quality single tenant industrial building totaling 83,520 rentable square feet on 4.76 Acres of land in a prime Inland Empire West Location. Strategically located in the IE West, the City of Rancho Cucamonga provides access to a diverse work force that is valuable for manufacturing, warehousing, transportation, and e-commerce tenants. The property's adjacency to the ONT international airport is ideal to service Southern California, with proximity to several major freeways including I-10, I-15, I-210, CA-60, and the I-215.



## PROPERTY SPECIFICATIONS

### OVERVIEW

Address	9177 Center Avenue, Rancho Cucamonga, CA
Occupancy	Now vacant and fully renovated
Sub Market	Inland Empire West – Airport Area
APN	0209-262-14; 023

### SIZE

Total Rentable Area	83,520 SF
Land Size	4.76 Acres
Office Area	2,257 SF
Coverage	40% FAR

### BUILDING FEATURES

Year Built	1974   Fully Renovated 2025
Clear Ht	21' minimum clear height
Truck Court	Up to 125' deep at East End
Loading	11 DH   5 GL
Zoning	NI – Neo Industrial
Rail Service	BNSF rail line to rear property line may be re-activated
Parking	110 Auto Parking Stalls

### CONSTRUCTION INFORMATION

Type	Concrete Tilt Up
Building Dimensions	345 LF x 240 LF
Skylights	Installed
Sprinklers	0.60 GPM High Density Fire Sprinkler System
Power	4,800 Amps 277-480V Power (dual switchgear)

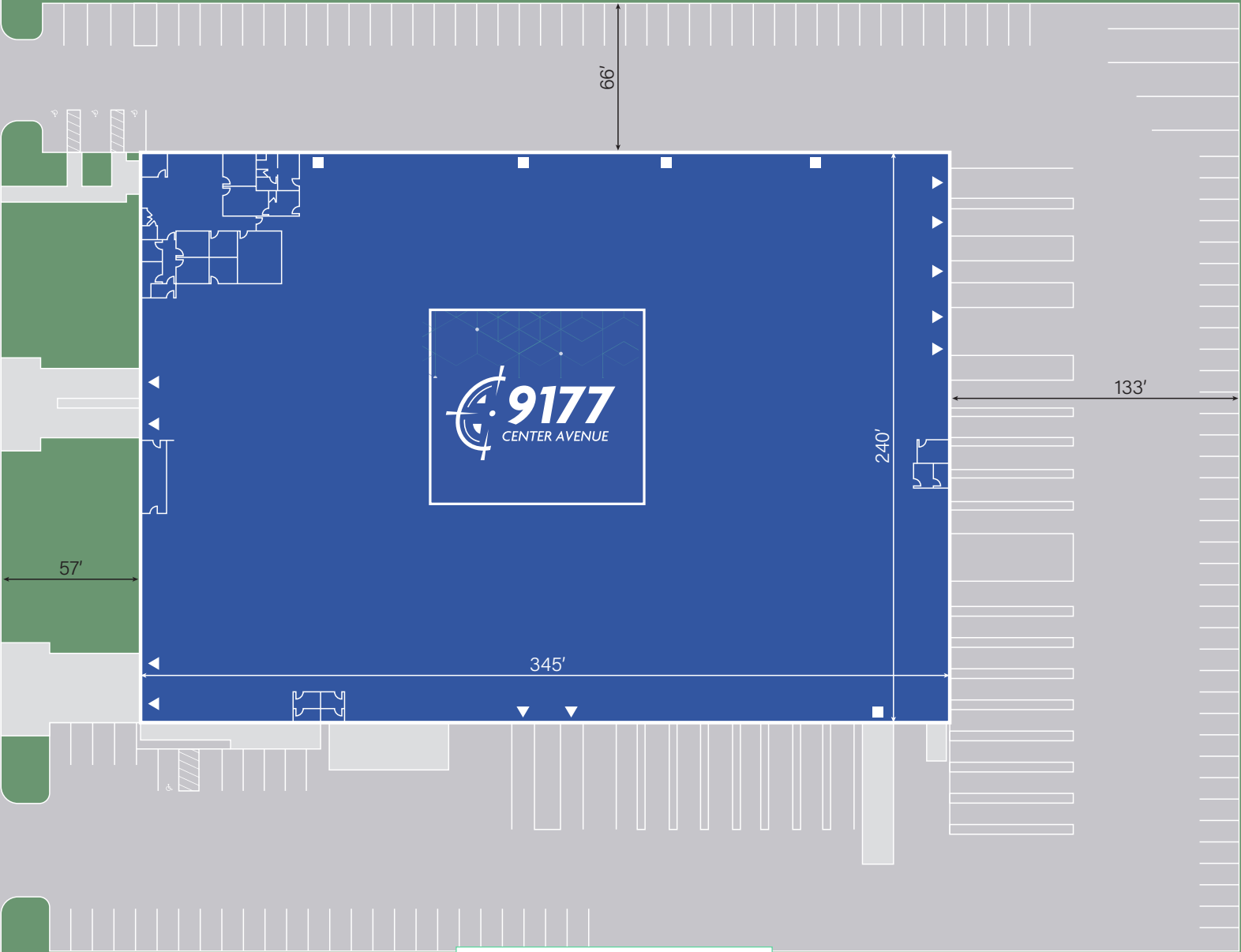


# SITE PLAN

▼ DOCK DOOR

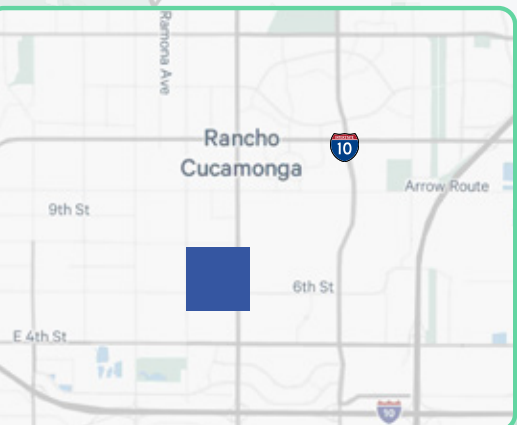
■ DRIVE-IN DOOR

CENTER AVE





# REGIONAL MAP





# AERIAL MAP





# ABOUT THE INLAND EMPIRE

## THE INLAND EMPIRE, CA OVERVIEW

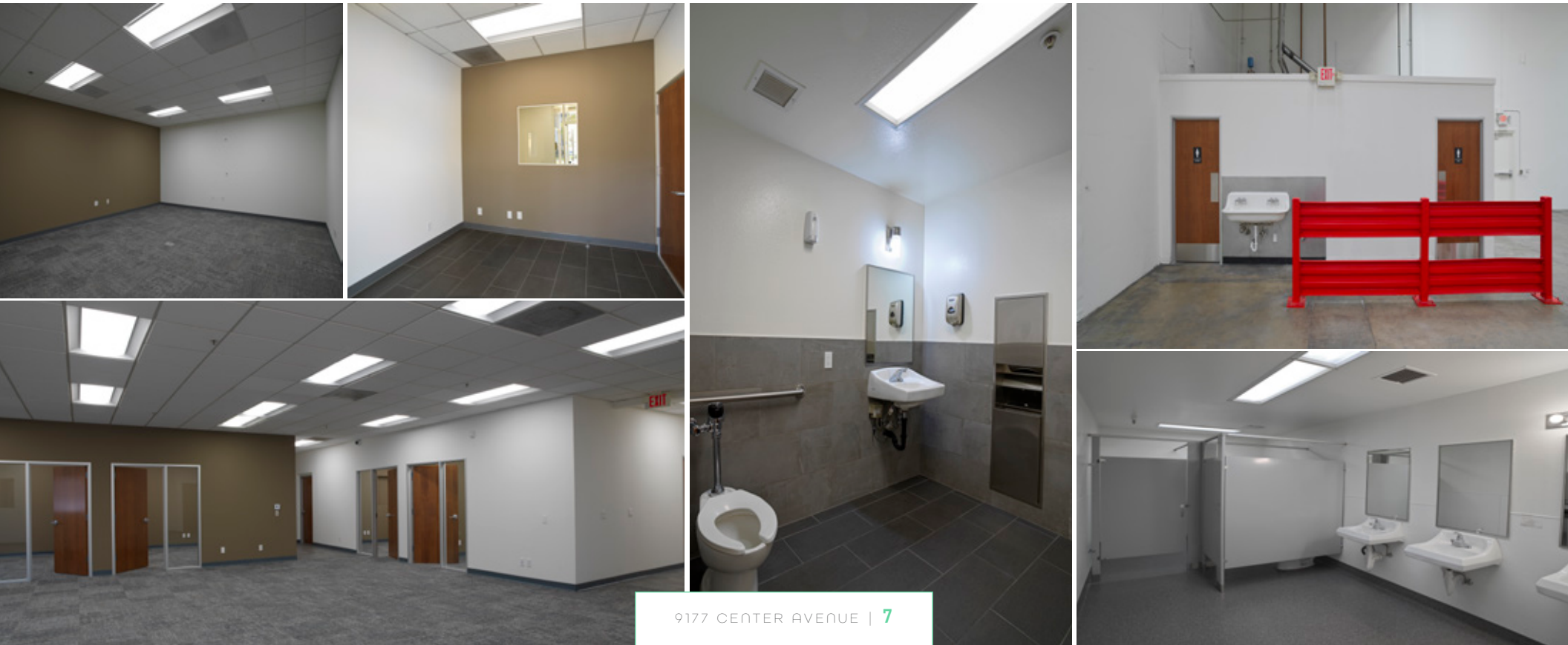
The Inland Empire, spanning Riverside and San Bernardino counties, is a strategic hub for warehousing and logistics, favored for its geographic location, superior transportation infrastructure, economic benefits, and a robust labor force. Centrally located near major California markets and ports such as Los Angeles and Long Beach, the Inland Empire enables efficient distribution networks, crucial for businesses needing fast and cost-effective shipping solutions.

The region's extensive network of key freeways, along with the Ontario International Airport and strong rail links, supports high-capacity logistics operations, facilitating easy movement of goods to and from major distribution points.

Offering lower land and development costs compared to coastal areas, along with favorable zoning for industrial growth, the Inland Empire attracts substantial warehousing investments, making it an economically attractive locale for new and expanding businesses.

With a large, skilled workforce bolstered by local educational institutions focused on logistics and supply chain management, the area ensures a steady supply of qualified personnel to support these industry's demands.

These collective advantages make the Inland Empire a prime location for businesses looking to optimize their warehousing and logistical operations, ensuring efficiency and growth in a competitive market.





## C O N T A C T S

### **Nicholas Chang, CCIM, SIOR**

Senior Vice President  
+1 909 418 2014  
nicholas.chang@cbre.com  
Lic. 01344844

### **Justin Kuehn**

First Vice President  
+1 909 418 2013  
justin.kuehn@cbre.com  
Lic. 01966182

### **Richard Lee, SIOR**

Senior Vice President  
+1 909 418 2010  
richard.lee@cbre.com  
Lic. 01757870

### **Sione Fua**

Vice President  
+1 909 418 2007  
sione.fua@cbre.com  
Lic. 02006432

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**