

# UTICA INDUSTRIAL BUILDING | FOR LEASE

8728 UTICA AVENUE, RANCHO CUCAMONGA, CA 91730

Marcus & Millichap

## ± 18,298 SF

### BUILDING FEATURES

- ±15,798 SF of Warehouse Space / ±2,500 SF of Office Space
- Clear Height: 18 ft Minimum Clearance
- Power: 1200 Amps / 208V 3 Phase (Lessee to Verify)
- Two 12x14 Grade Level Doors & Two Exterior Docks with One Door
- Fire Sprinkler System & ± 25 Parking Spaces
- Completely upgraded Office Space including separate bathrooms for Warehouse & Office.
- Situated on a ± 1 Acre Corner Lot
- Zoning: IP – Industrial Park
- Excellent Freeway Access: Interstate 10, 15 and 210
- Recent Improvements: New Roof, New Foil Insulation, New LED Lighting, New Evaporator Coolers in Warehouse, Security Cameras with secure doors & windows.
- Available for Occupancy: Immediate
- Asking Rate: \$1.37 PSF MG



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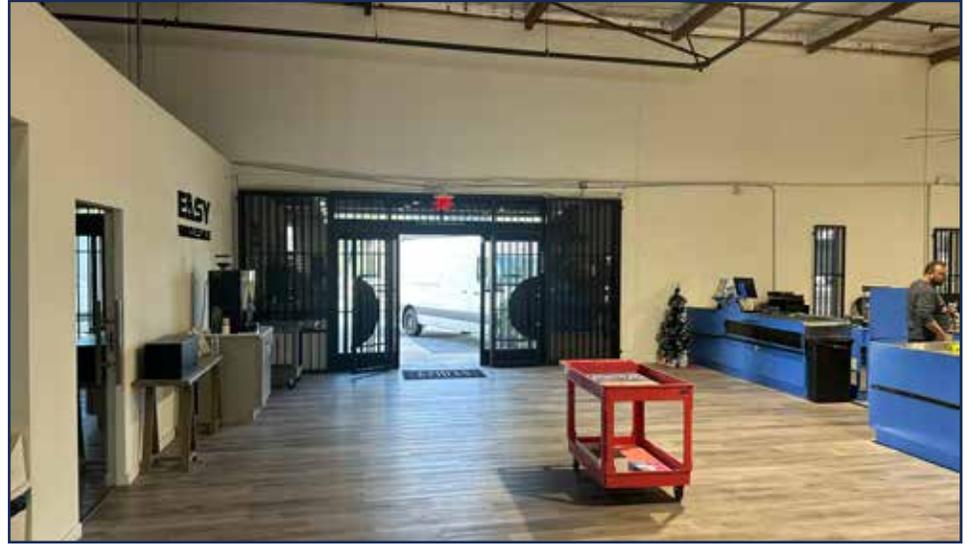
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# Aerial Map

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