9050 HERMOSA AVENUE

RANCHO CUCAMONGA, CA

INDUSTRIAL BUILDING FOR LEASE

470,515 SF



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY **HIGHLIGHTS**

Building	470,515 SF
Site	19.4 acres
Loading	Cross Dock
Dock Doors	104 Dock High (9' x 10') (58 doors w/ 35,000 lb. pit levelers)
Grade Level	4 Ramps (10' x 12')
Electrical	1600 amps
Truck Court	Fully Secured (175' and 120')
Parking	194 Auto Parking / 71 Trailer Stalls
Warehouse Lighting	LED
Fire Protection	ESFR (K-17 @ .52 PSI)
Fire Protection Clear Height	ESFR (K-17 @ .52 PSI) 30' minimum
Clear Height	30' minimum
Clear Height Skylights	30' minimum 3%
Clear Height Skylights	30' minimum 3% White scrim foil
Clear Height Skylights Insulation	30' minimum 3% White scrim foil 18,017 SF (10, 364 SF Main Office / 2,230 SF Shipping Office / 2,230 SF Receiving Office / 3,247 SF





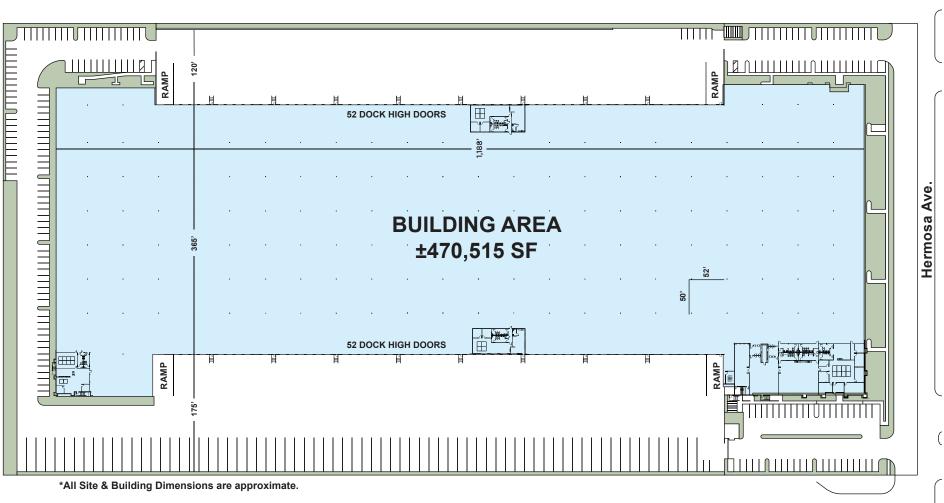


SITE PLAN





BREEAM (Building Research Establishment Environmental Assessment Method) is the world's first green building ratings system. BREEAM In-Use is globally recognized as the leading certification for existing buildings that measures policies and practices related to building energy, water, materials, and waste efficiency performance, operational cost-effectiveness, and tenants' health and wellbeing.

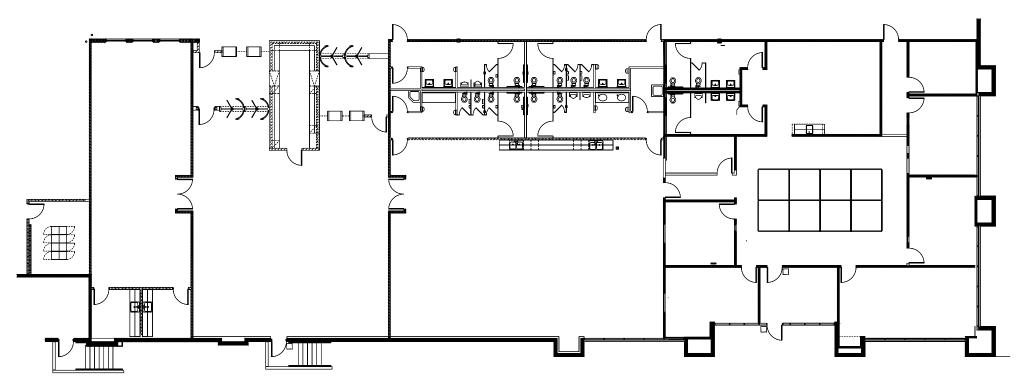


OFFICE AREA



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MAIN OFFICE: 10,364 SF

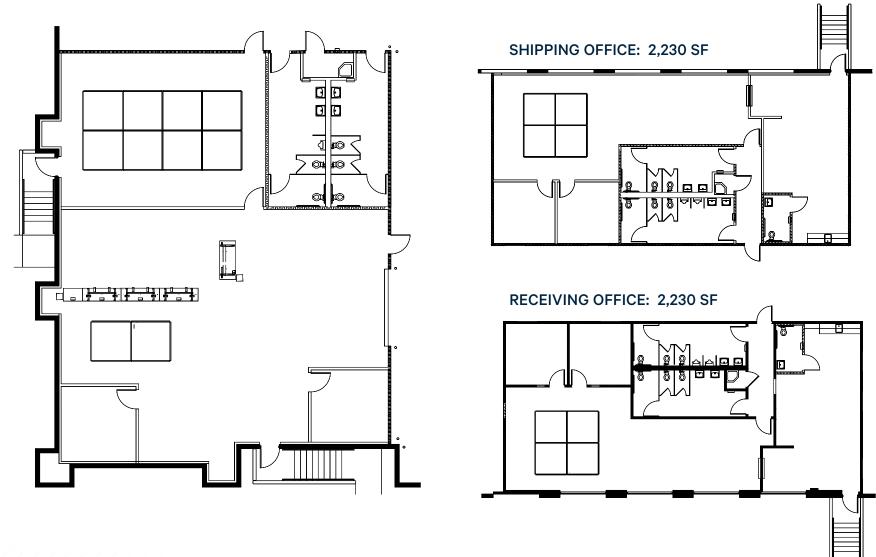


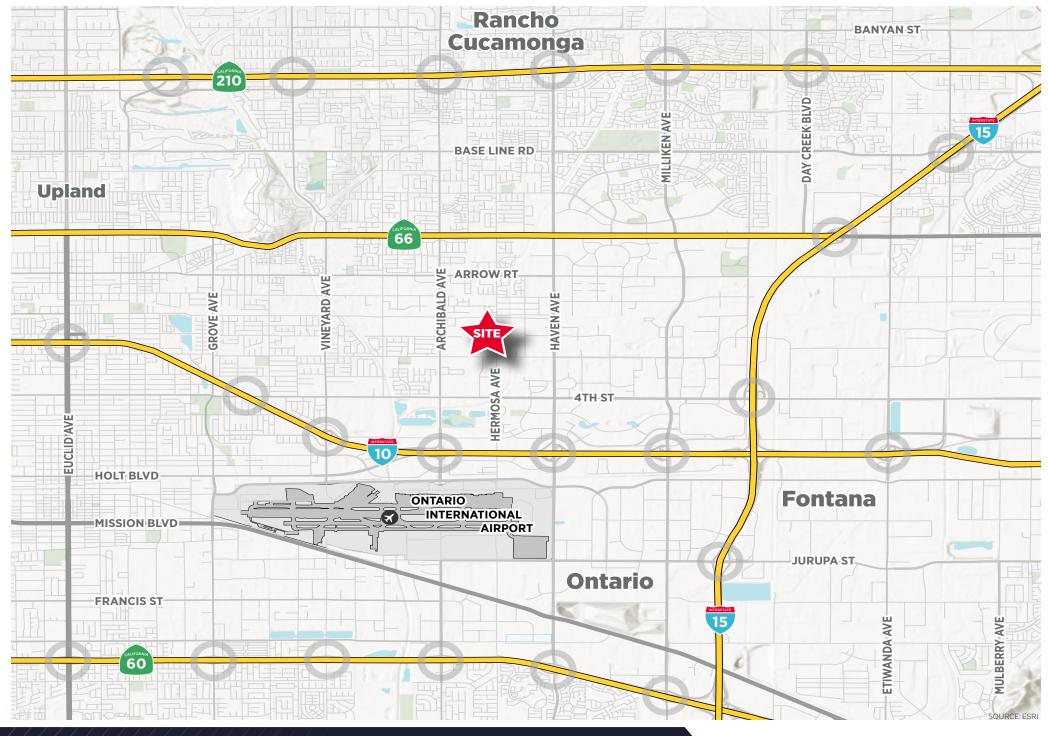
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LOCATOR MAP



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909 942 4667 andrew.starnes@cushwake.com Lic. #01799801 BREZAW (Butting Research Establishment Environmental Assessment wethout is the world's integree building ratings system. BREEAM In-Use is globally recognized as the leading certification for existing buildings that measures policies and practices related to building energy, water, materials, and waste efficiency performance, operational cost-effectiveness, and tenants' health and wellbeing.

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