

9050 HERMOSA AVENUE

RANCHO CUCAMONGA, CA

INDUSTRIAL BUILDING FOR LEASE

470,930 SF



*** NEW ROOF & NEW SKYLIGHTS ***

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

Building	470,930 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)
Clear Height	30' minimum
Skylights	3%
Insulation	White scrim foil
Offices	18,017 SF (10,364 SF Main Office / 2,230 SF Shipping Office / 2,230 SF Receiving Office / 3,247 SF VAR Office)
Location	Excellent Access to I-10 and I-15 Freeways
Amenities	Close Proximity to Ontario International Airport and UPS / FedEx Hubs

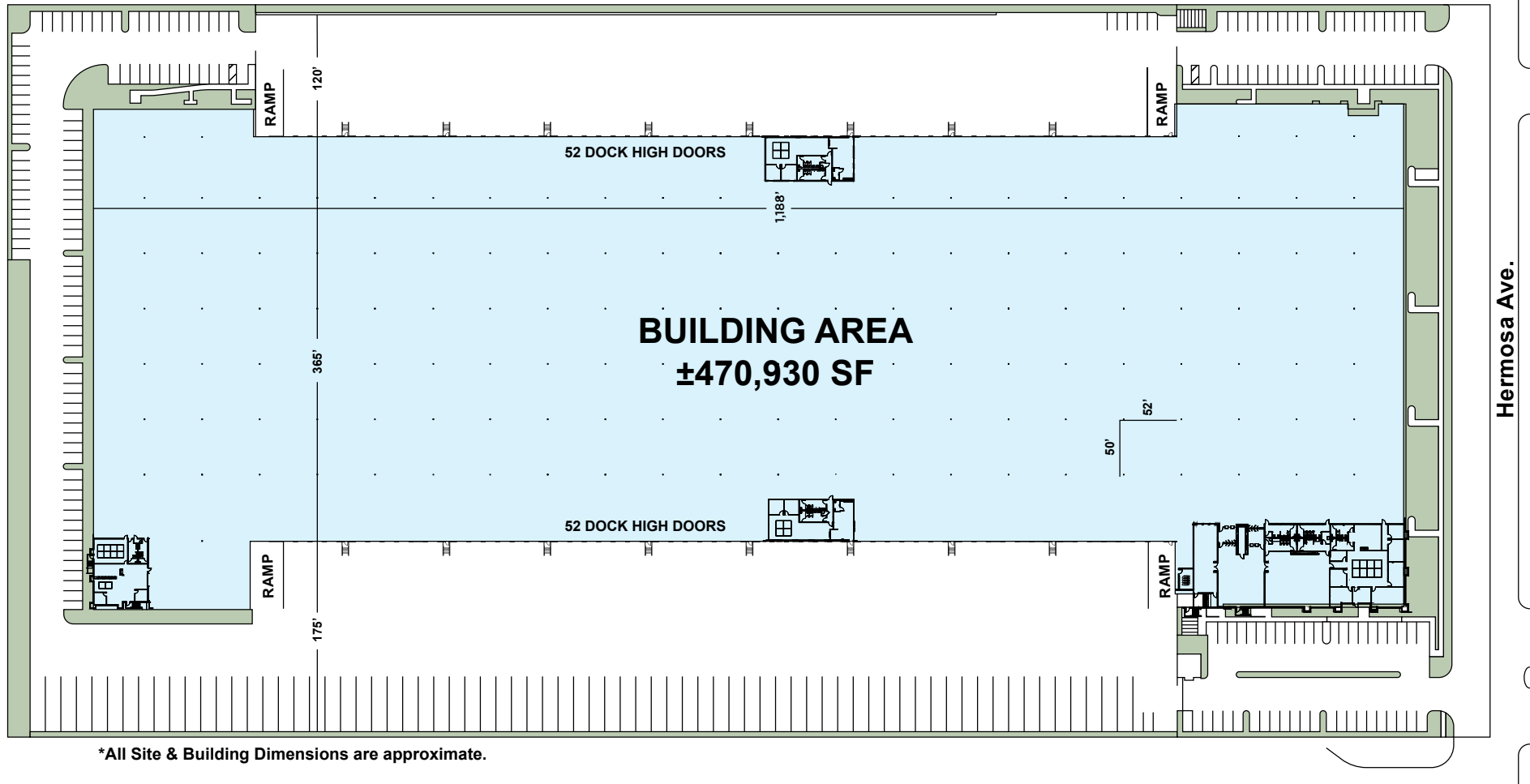


9050 HERMOSA AVE, RANCHO CUCAMONGA, CA

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.

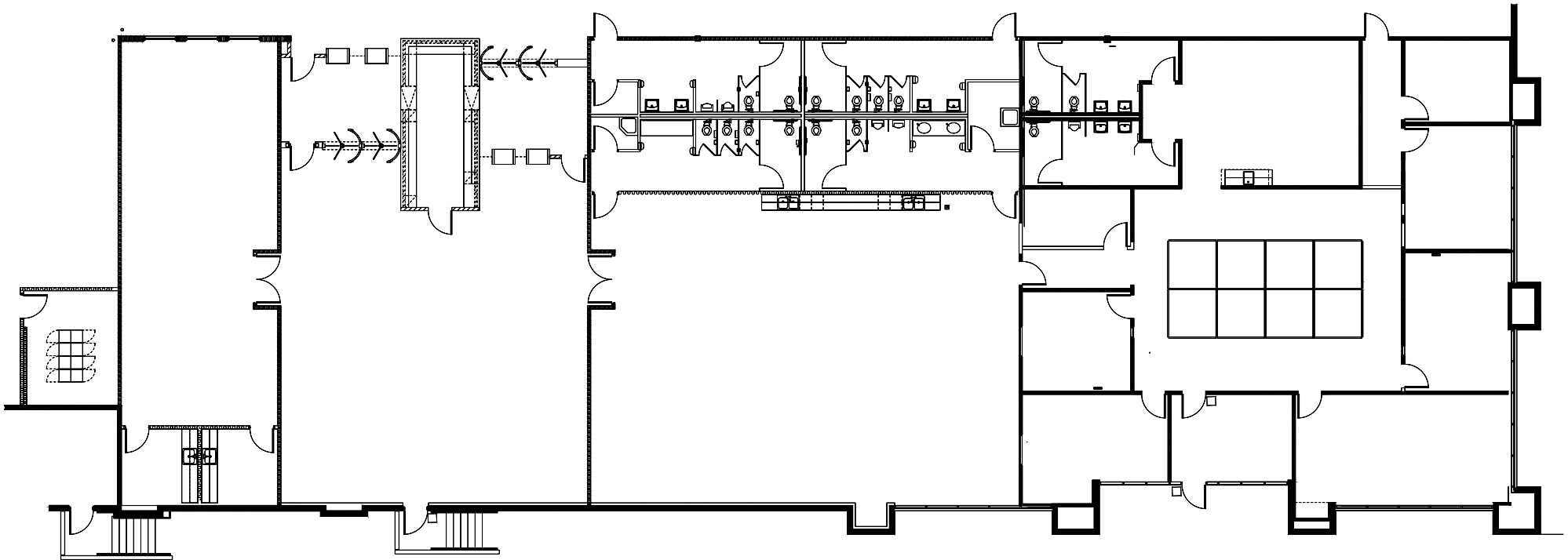


OFFICE AREA



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MAIN OFFICE: 10,364 SF

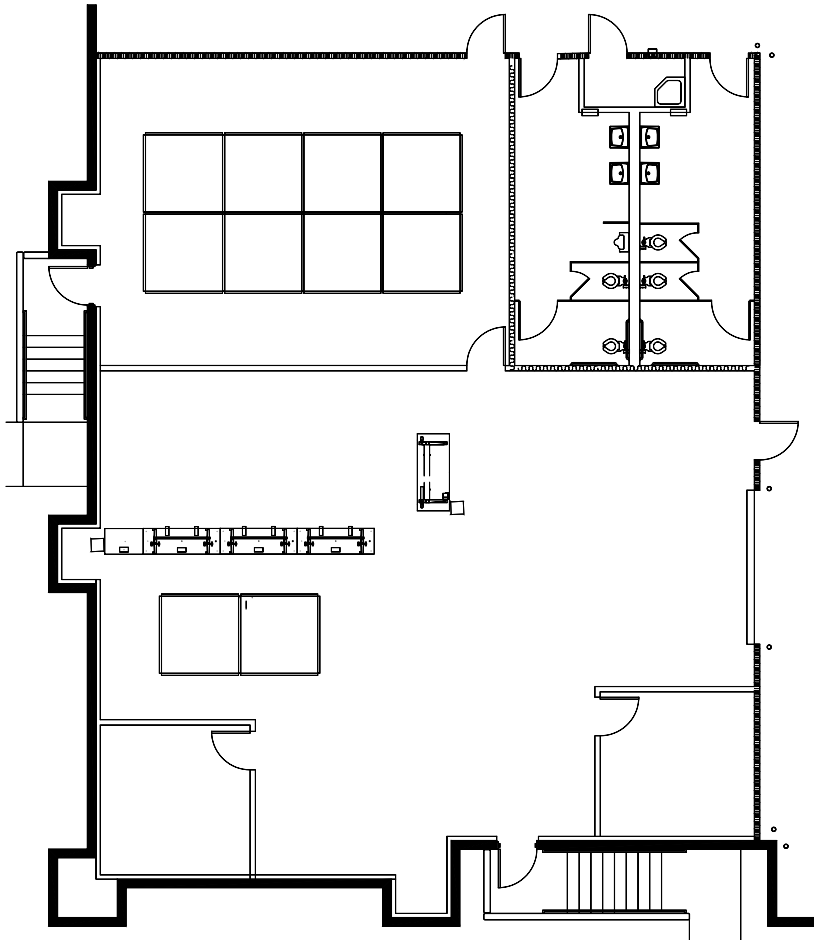


OFFICE AREA

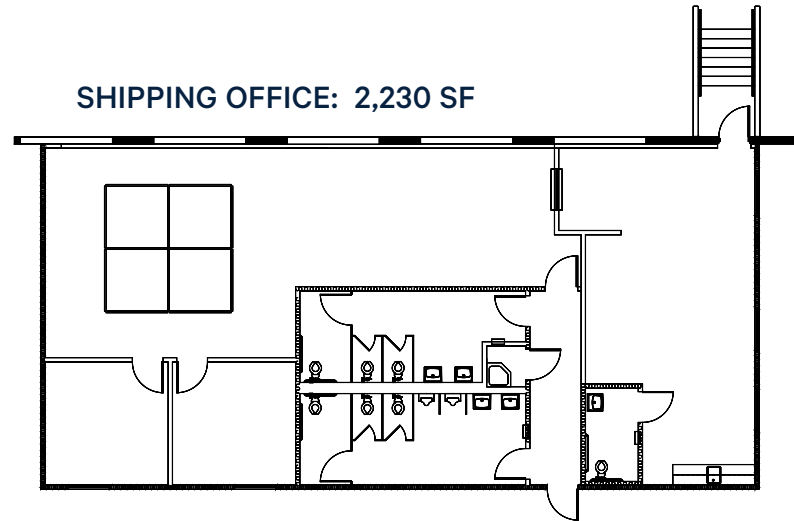


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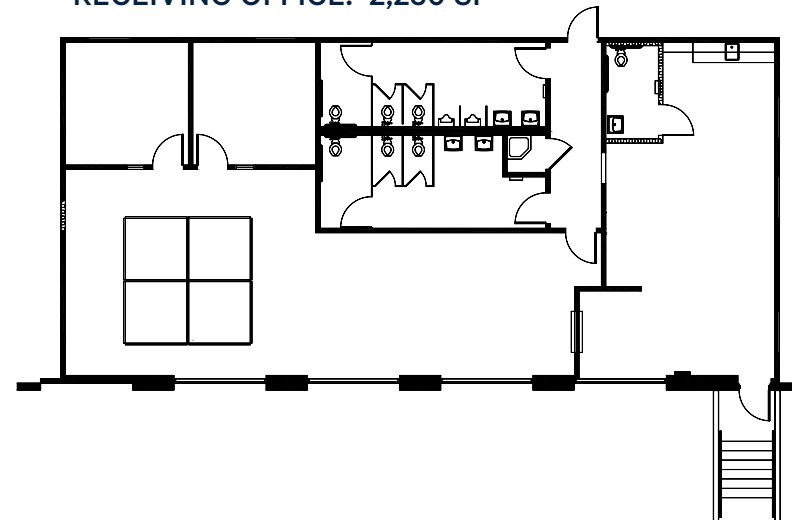
VAR OFFICE: 3,247 SF

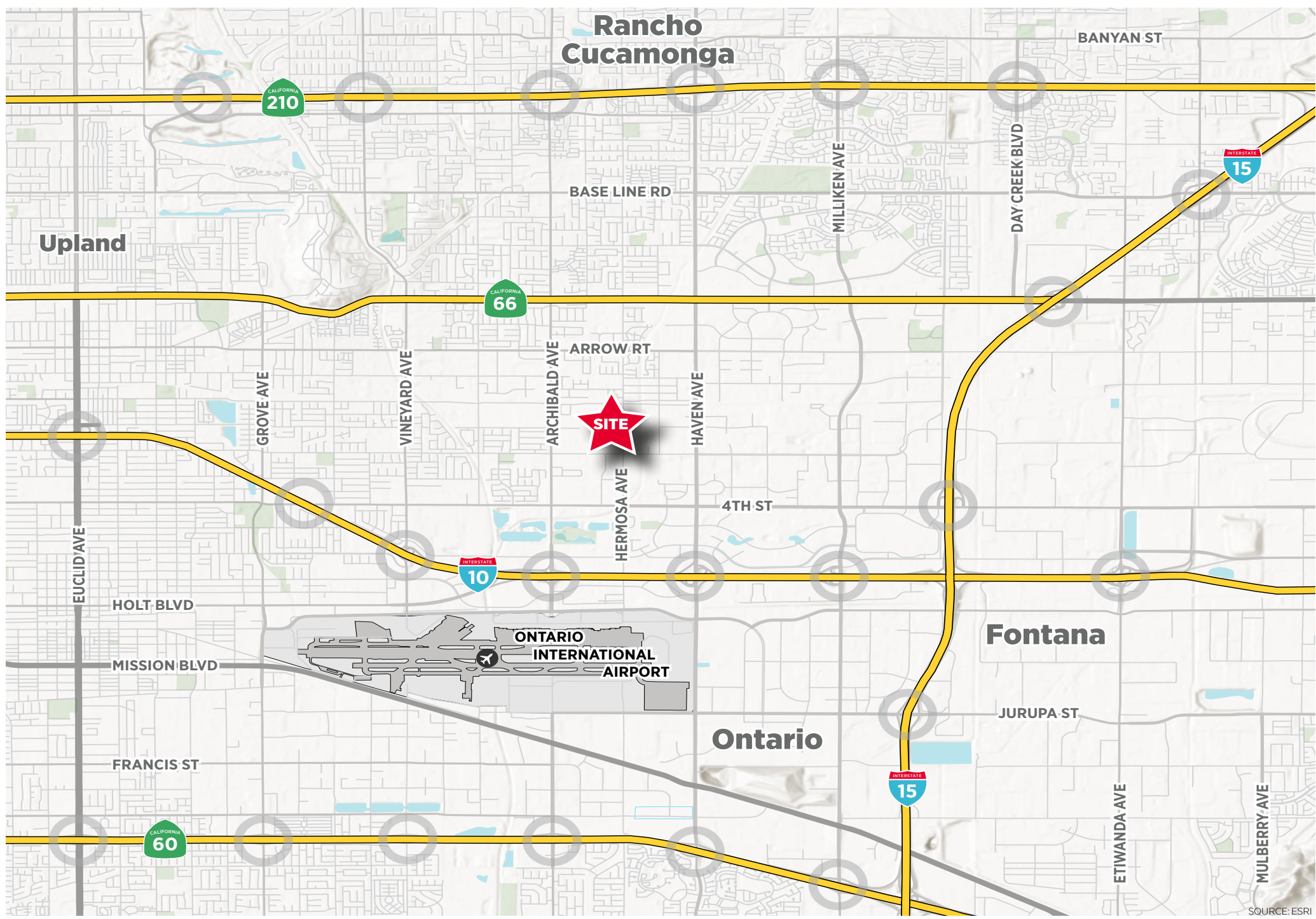


SHIPPING OFFICE: 2,230 SF



RECEIVING OFFICE: 2,230 SF





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