



VINEYARD AT NINTH BUSINESS PARK

8822 - 8840 FLOWER ROAD, RANCH CUCAMONGA, CA



FOR LEASE

10,569 SF | 8822 Flower Rd, Unit 110
14,699 SF | 8822 Flower Rd, Unit 120

***Units 110 and 120 can be combined for ±25,268 SF**

CONTACT

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// PROJECT FEATURES



Multi Tenant
Industrial Units



24' Minimum Clear
Height



Dock High &
Ground Level Loading



Built Out Office
Areas



200 Amp Electrical
Service



Close Proximity to I-10 Freeway
and Ontario International Airport



2:1,000 SF Parking
Ratio



Calculated Fire
Sprinkler System

VINEYARD AT NINTH BUSINESS PARK

8822 - 8840 FLOWER ROAD, RANCH CUCAMONGA, CA



ADDRESS	BUILDING AREA	CLEAR HEIGHT	OFFICE	DH	GL	AUTO PARKING	POWER	SPRINKLERS	STATUS
8822 Flower Rd, Unit 110	10,569	24'	1,799	2	1	2:1,000 SF	200 amps	Yes	Available Now
8822 Flower Rd, Unit 120	14,699	24'	1,467	2	1	2:1,000 SF	200 amps	Yes	Available 5/1/2026
8822 Flower Rd, Unit 130	14,639	24'	1,075	2	1	2:1,000 SF	200 amps	Yes	LEASED
8822 Flower Rd, Unit 140	16,288	24'	1,162	2	1	2:1,000 SF	200 amps	Yes	LEASED
8840 Flower Rd, Unit 110	18,727	24'	1,249	2	1	2:1,000 SF	200 amps	Yes	LEASED
8840 Flower Rd, Unit 120	17,769	24'	1,209	2	1	2:1,000 SF	200 amps	Yes	LEASED
8840 Flower Rd, Unit 130	17,702	24'	1,209	2	1	2:1,000 SF	200 amps	Yes	LEASED
8840 Flower Rd, Unit 140	17,769	24'	1,209	2	1	2:1,000 SF	200 amps	Yes	LEASED
8840 Flower Rd, Unit 150	17,702	24'	1,209	2	1	2:1,000 SF	200 amps	Yes	LEASED
8840 Flower Rd, Unit 160	17,769	24'	1,249	2	1	2:1,000 SF	200 amps	Yes	LEASED

TOTALS

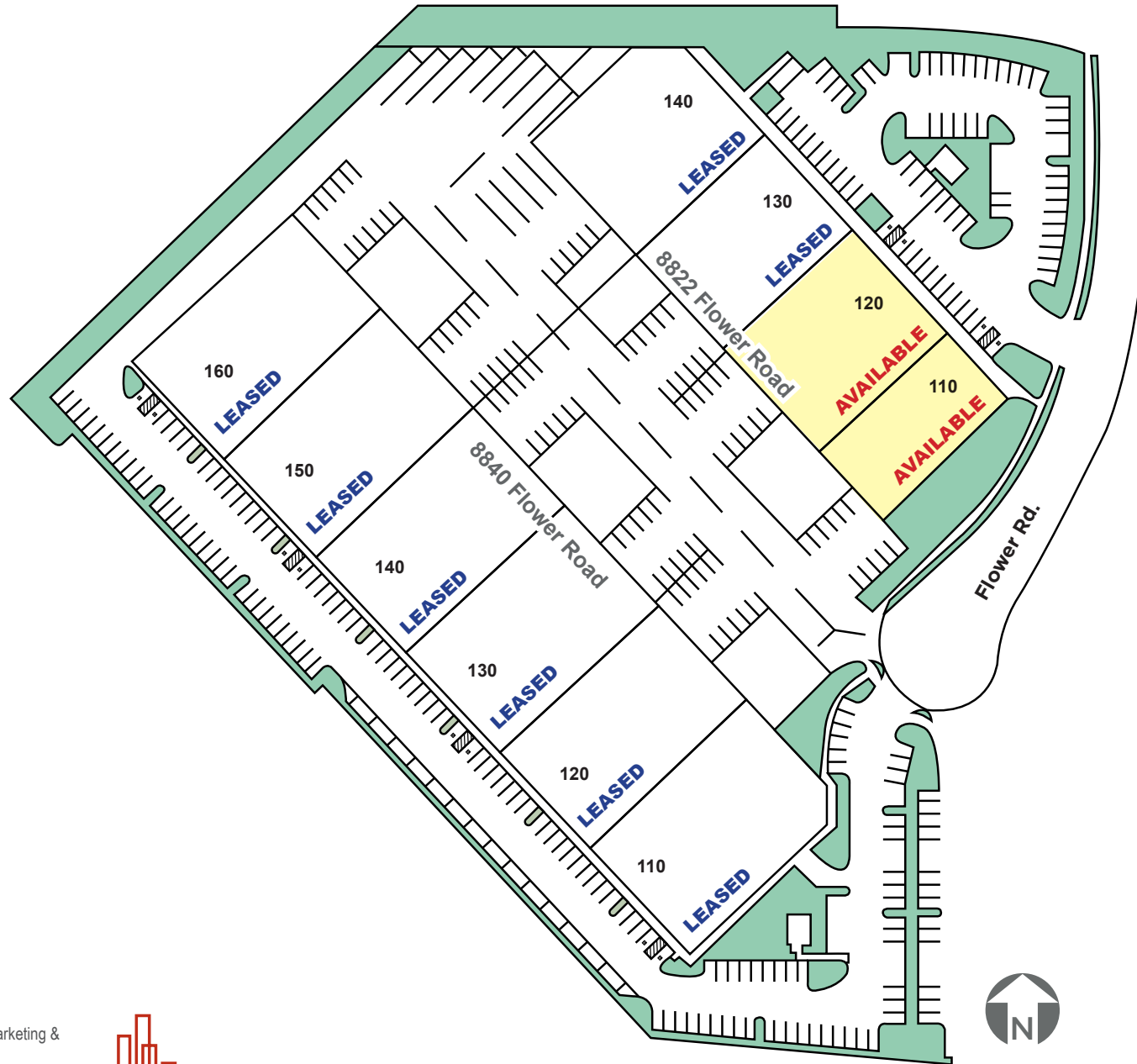
Development, Marketing & Management by:



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. This listing shall not be deemed an offer to lease, sublease or sell such property and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W's arrangement with its principal, if, as and when such commission (if any) is actually received from such principal.



// SITE PLAN



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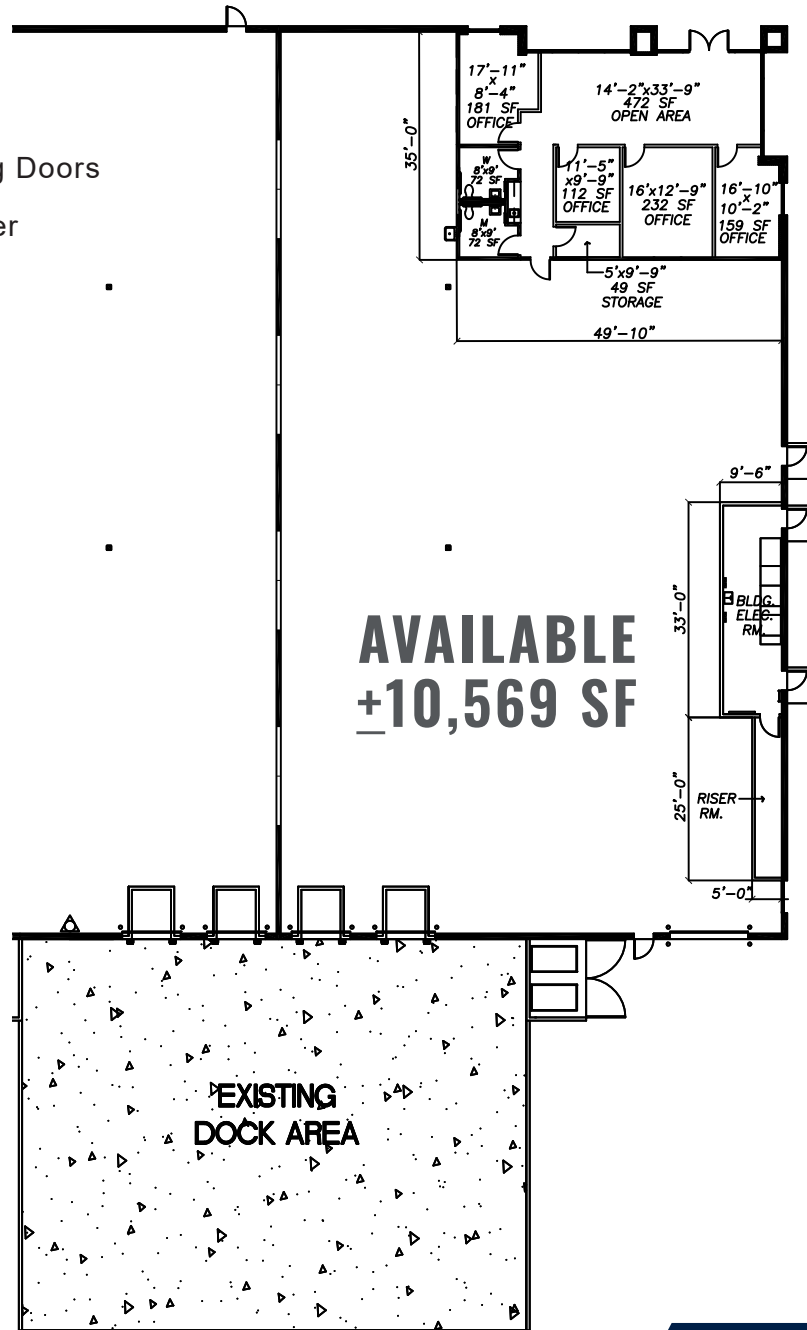
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. This listing shall not be deemed an offer to lease, sublease or sell such property and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W's arrangement with its principal, if, as and when such commission (if any) is actually received from such principal.



// 8822 Flower Rd, Unit 110



- 24' Minimum Clear Height
- ±1,799 SF Office Area
- 2 Dock High / 1 Ground Level Loading Doors
- 200 Amp, 277/480 Volt, 3 Phase Power
- Calculated Fire Sprinklers System
- 2:1000 SF Parking Ratio
- **Available Now**

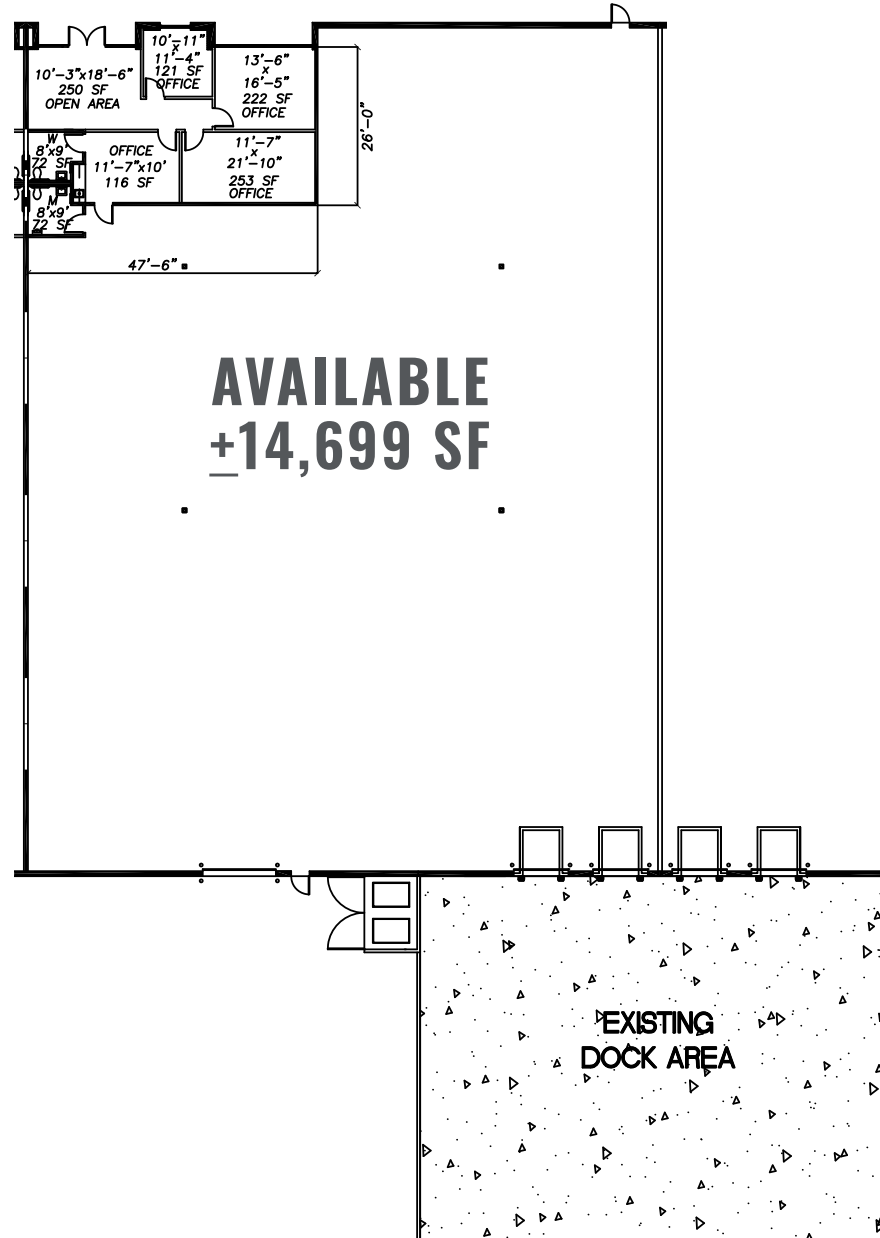


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// 8822 Flower Rd, Unit 120

- 24' Minimum Clear Height
- ±1,467 SF Office Area
- 2 Dock High / 1 Ground Level Loading Doors
- 200 Amp, 277/480 Volt, 3 Phase Power
- Calculated Fire Sprinklers System
- 2:1000 SF Parking Ratio
- **Available 5/1/2026**



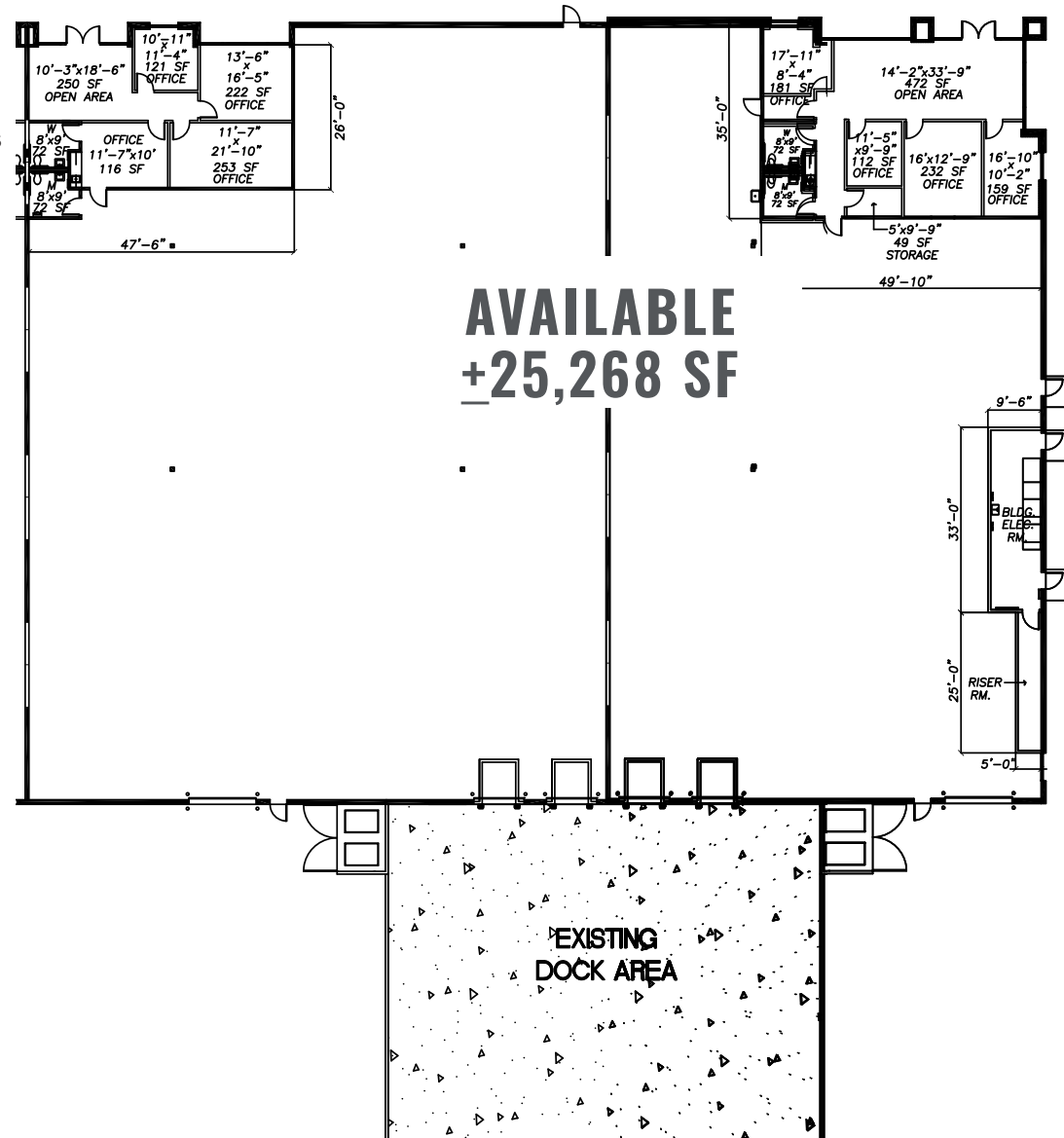
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// 8822 Flower Rd, Units 110/120



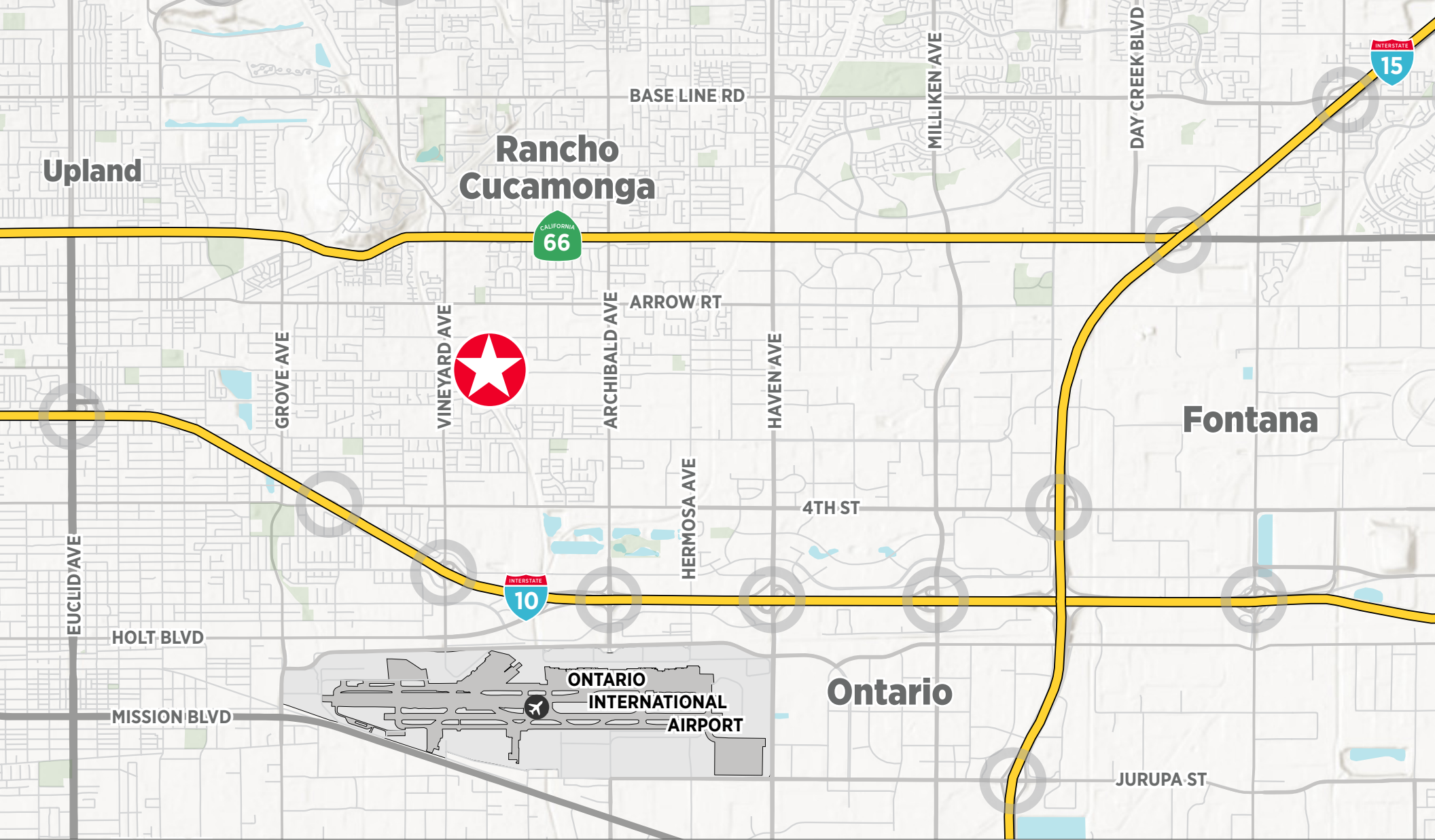
- ±25,268 SF Industrial Space
- 24' Minimum Clear Height
- ±3,266 SF Offices
- 4 Dock High / 2 Ground Level Loading Doors
- 200 Amp, 277/480 Volt, 3 Phase Power
- Calculated Fire Sprinklers System
- 2:1000 SF Parking Ratio



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