



VINEYARD AT NINTH BUSINESS PARK

8822 - 8840 FLOWER ROAD, RANCH CUCAMONGA, CA



FOR LEASE

35,471 SF

8840 Flower Rd, Units 150/160



Grant Arthur
909 942 4699
grant.arthur@cushwake.com
Lic. No: 02064730

Cooper Hughes
562 652 7486
cooper.hughes@cushwake.com
Lic. No: 02216870





// 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**

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.

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	LEASED
8822 Flower Rd, Unit 120	14,699	24'	1,467	2	1	2:1,000 SF	200 amps	Yes	LEASED
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, Units 150/160	35,471	24'	1,249	4	2	2:1,000 SF	200 amps	Yes	Available Now

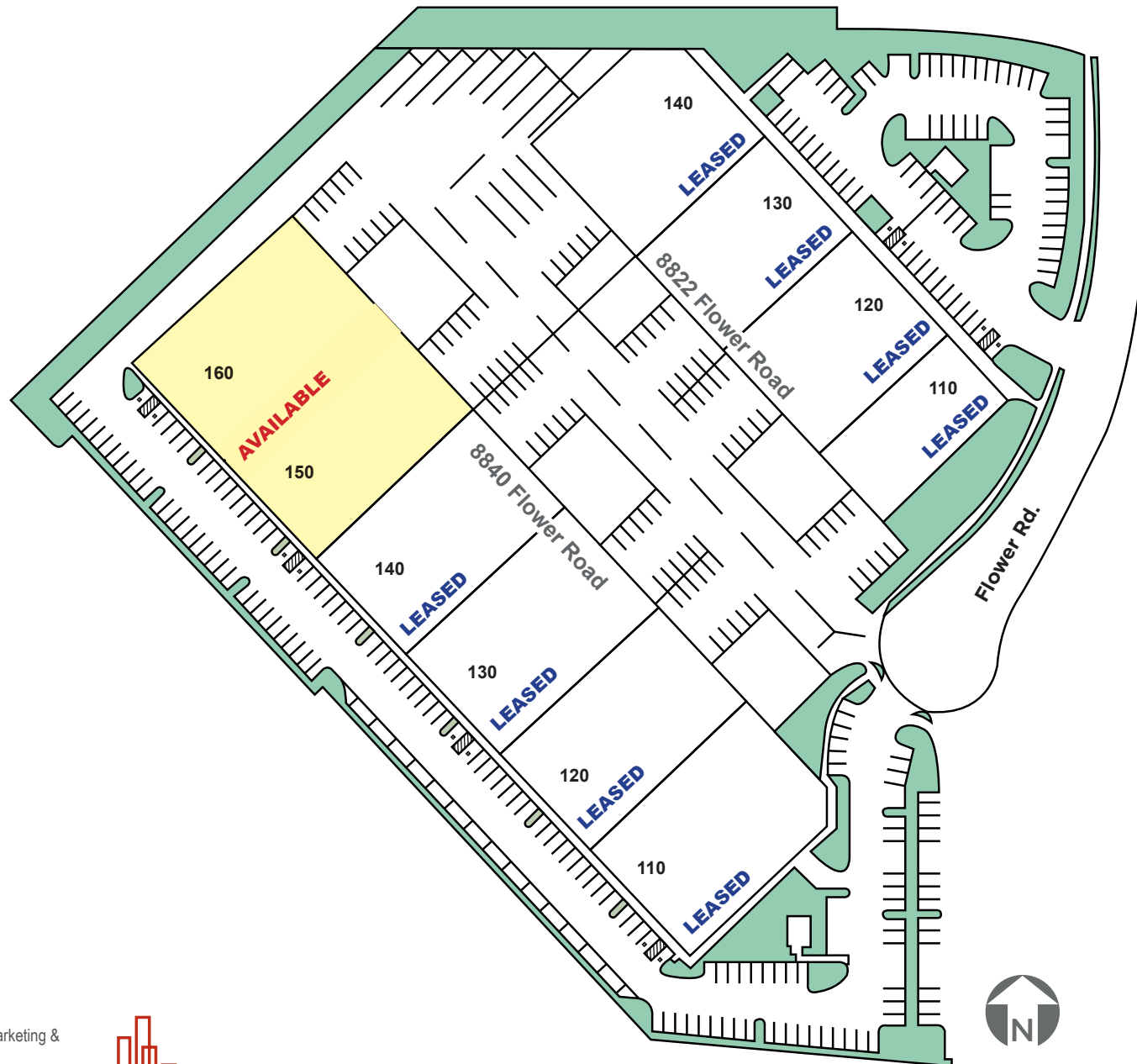
Development, Marketing &
Management by:



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// SITE PLAN



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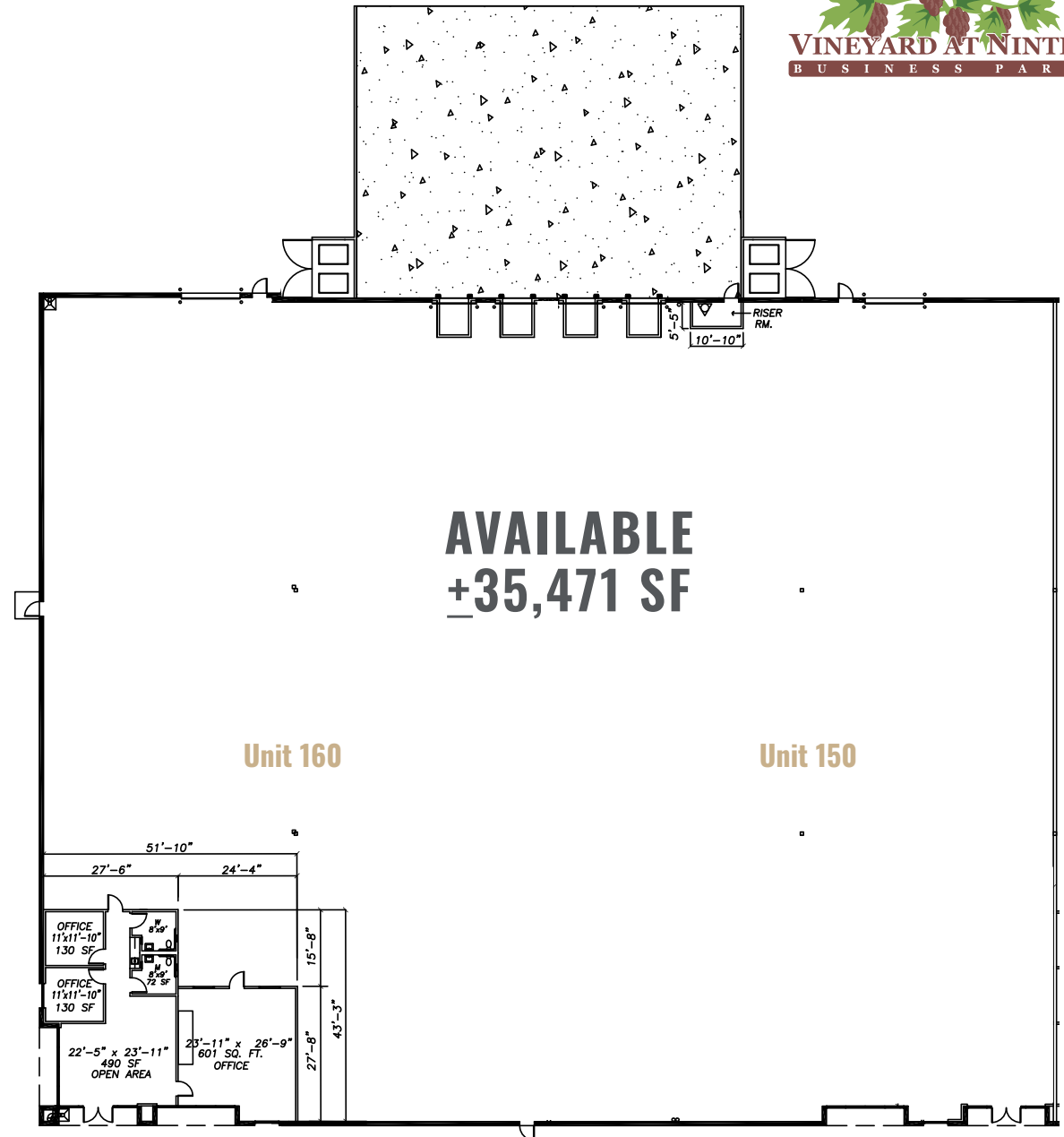
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// 8840 Flower Rd, Units 150/160



- ±35,471 SF Industrial Space
- 24' Minimum Clear Height
- ±1,249 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
- **Available Now**



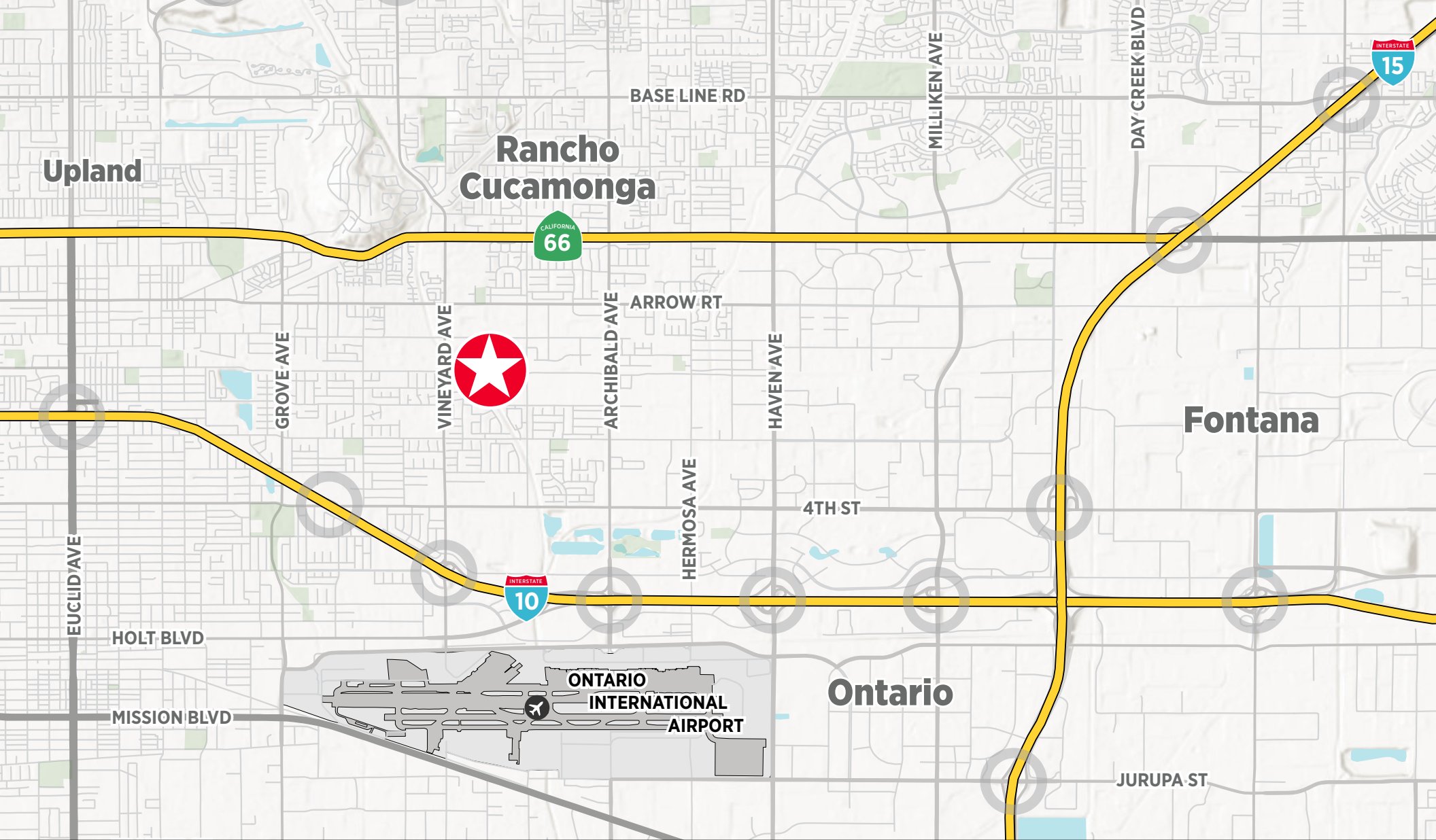
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 **CUSHMAN & WAKEFIELD**
901 Via Piemonte, Suite 200 | Ontario, California 91764