



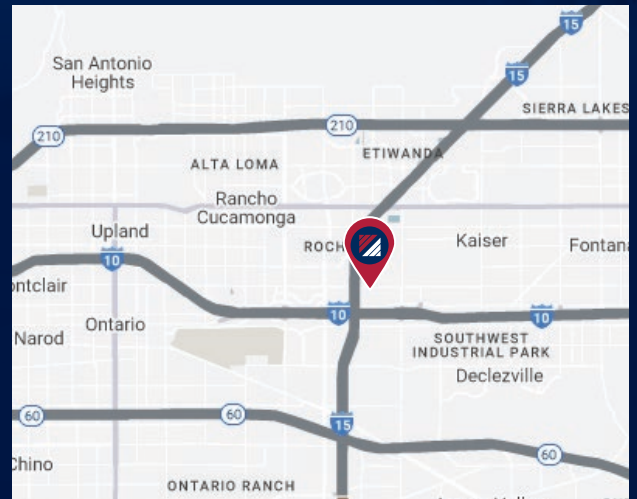
SUBJECT PROPERTY

FOR LEASE ±17,304 SF

12220 FOURTH ST | RANCHO CUCAMONGA, CA

PROPERTY HIGHLIGHTS

- ± 17,304 SF
- ± 2,400 SF Office
- Concrete Tilt Up Construction
- 1 Internal Dock High Truck Well with leveler
- 1 Ground Level Door
- ± 18' Minimum Clear Height
- Skylights in warehouse
- 400Amp, 277/480 Volt, 3 Phase, 4 Wire (Verify)
- Sprinklered (.33/3000)
- Secured/Fenced Parking
- Easy access to I-10 and I-15 Freeways
- General Industrial (GI) zoning per the City of Rancho Cucamonga (Verify)
- Available May 2024'
- Do not disturb tenant, Showings by appointment.



FOR MORE INFORMATION, PLEASE CONTACT:

NOAH SAMARIN

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CADRE #01755814

JOSH BURNLEY

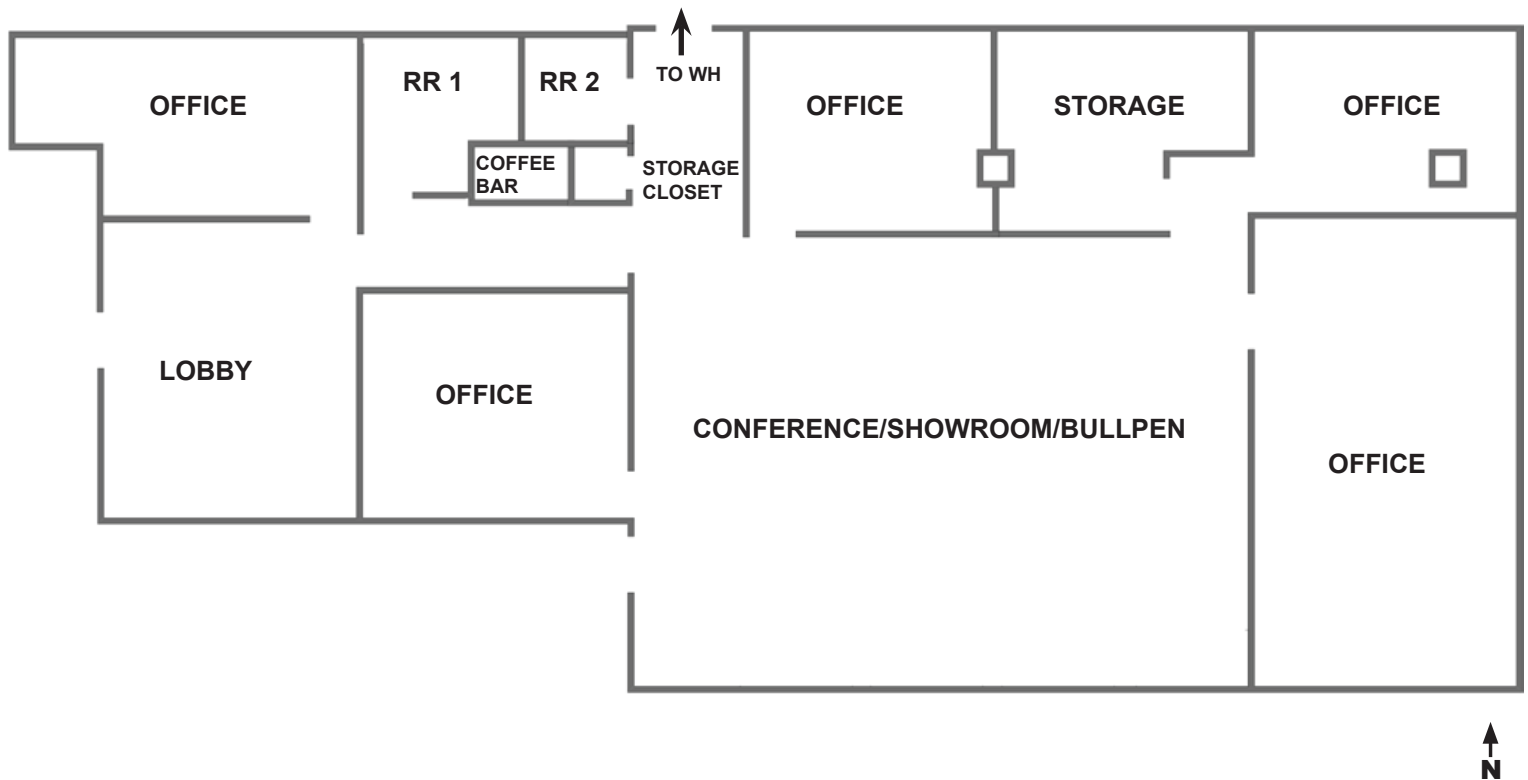
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FLOOR PLAN



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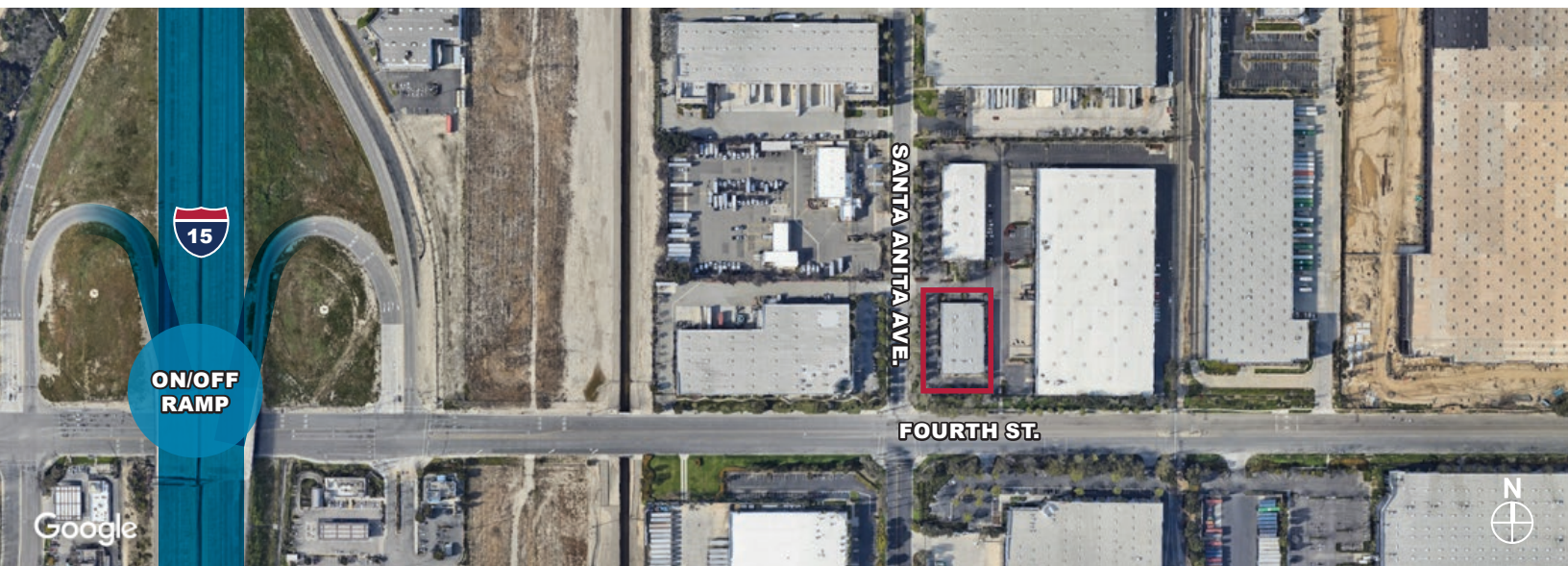
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SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report



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