



Industrial Distribution Building Featuring Dock High & Ground Level Loading. A Quality Institutionally Owned & Managed Asset by Rexford Industrial

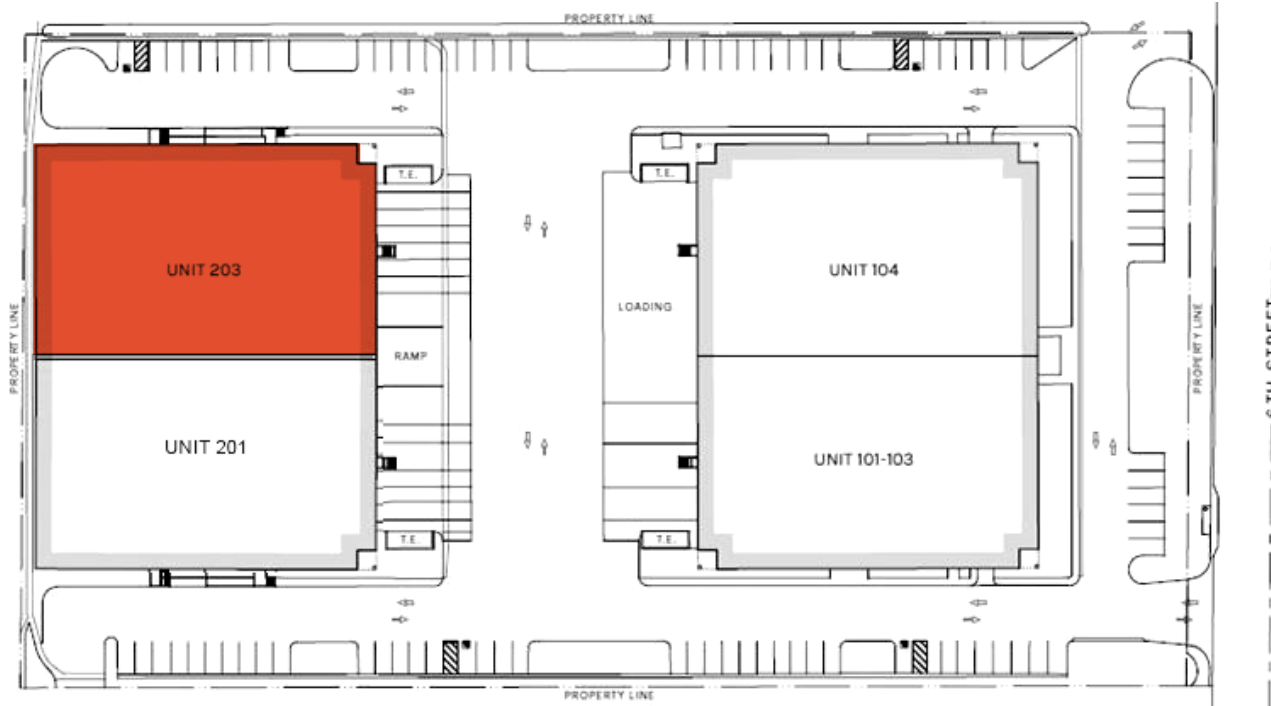


9805 6TH STREET | UNIT 203

Rancho Cucamonga, CA

20,259 SQUARE FOOT INDUSTRIAL BUILDING LOCATED IN AN 81,377 SQUARE FOOT MULTI-TENANT INDUSTRIAL PARK CONSISTING OF TWO (2) ONE-STORY INDUSTRIAL BUILDINGS

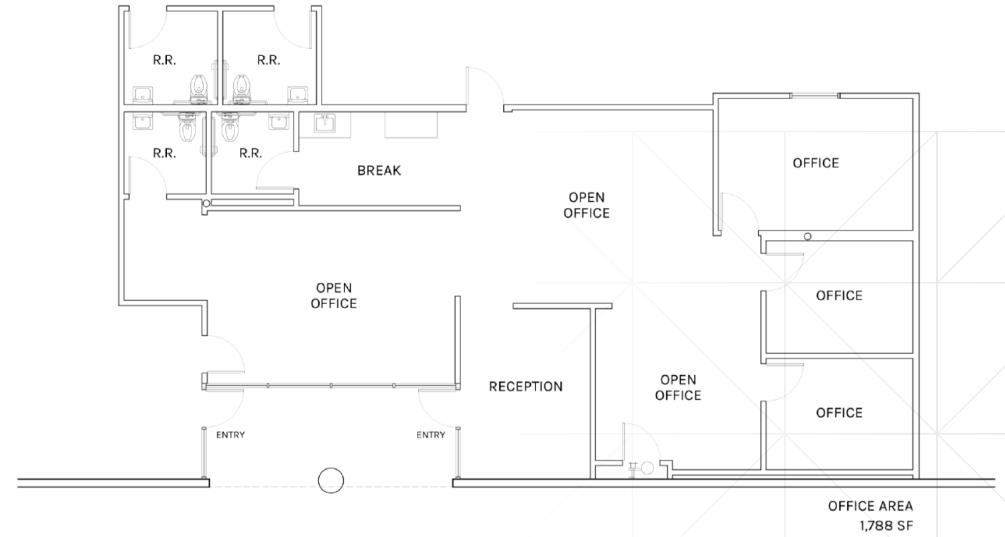
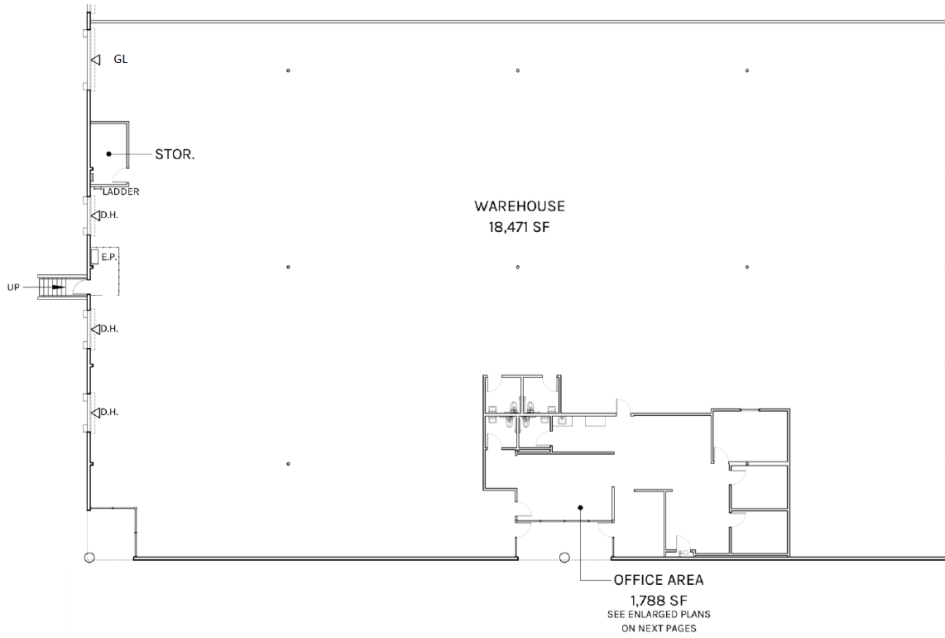




PROPERTY HIGHLIGHTS

- 20,259 SF Available
- 1,788 SF Office Space
- Three (3) DH Doors and One (1) GL Door
- 24' Clearance
- ESRF Sprinkler System
- 600 Amp, 120/208 Volt Power (Verify)
- Newly Renovated
- Energy Efficient Warehouse Lighting

Address	Total SF	Office	Loading	Warehouse	Clear Height	Available
9805 6th St. Unit 203	20,259 SF	1,788 SF	3 DH / 1 GL	18,471 SF	24'	\$1.39 MG + \$0.07 CAM Available for Immediate Occupancy



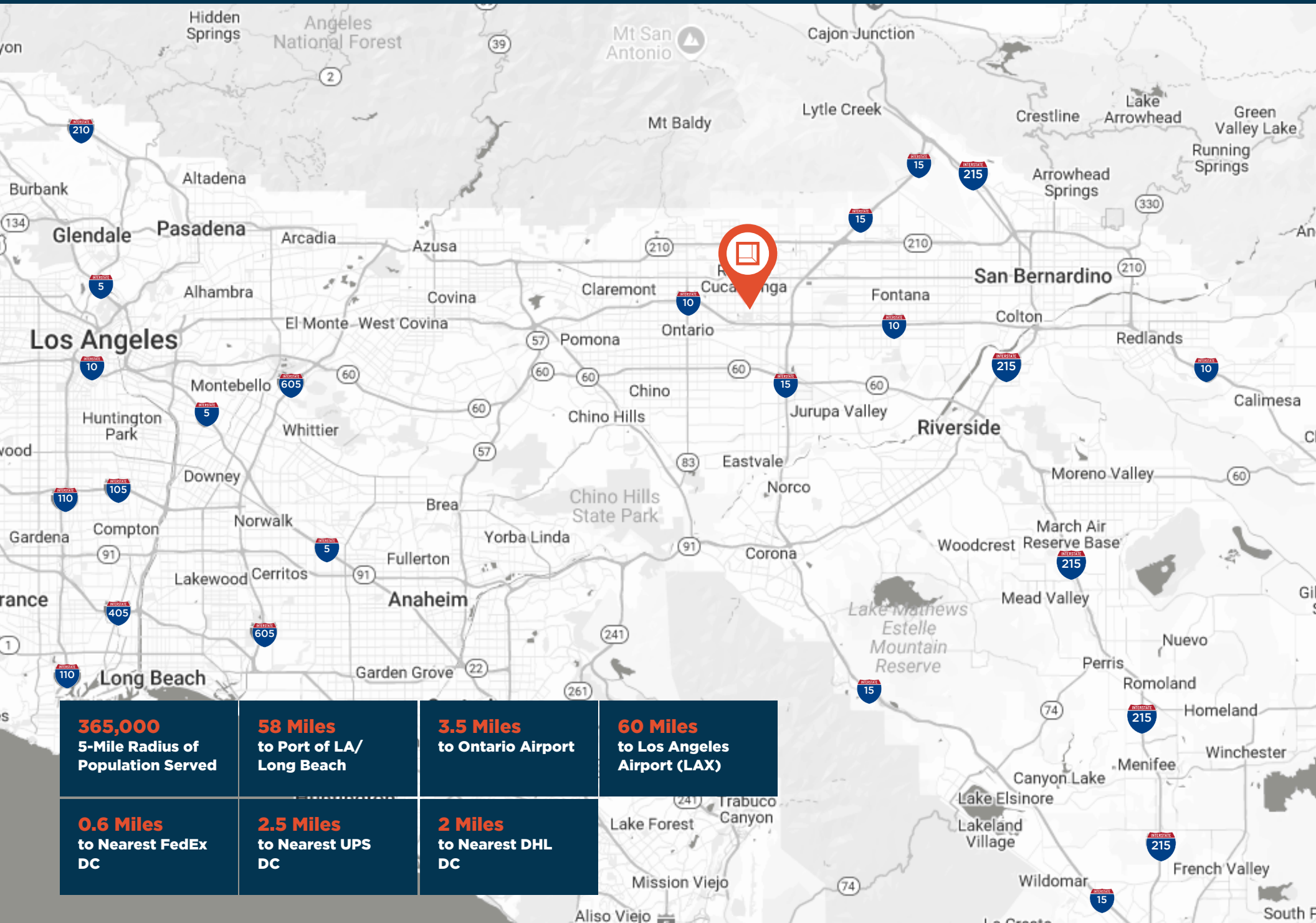
Unit 203
20,259 SF

Warehouse
18,471 SF

Ground Level Office
1,788 SF

Property Location

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Rancho Cucamonga, CA



365,000 5-Mile Radius of Population Served	58 Miles to Port of LA/ Long Beach	3.5 Miles to Ontario Airport	60 Miles to Los Angeles Airport (LAX)
0.6 Miles to Nearest FedEx DC	2.5 Miles to Nearest UPS DC	2 Miles to Nearest DHL DC	



**Rexford
Industrial**

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