**Industrial** | For Lease

Oltmans REAL ESTATE SERVICES CBRE

# ±193,588 SF

## 9955 6th Street, Rancho Cucamonga

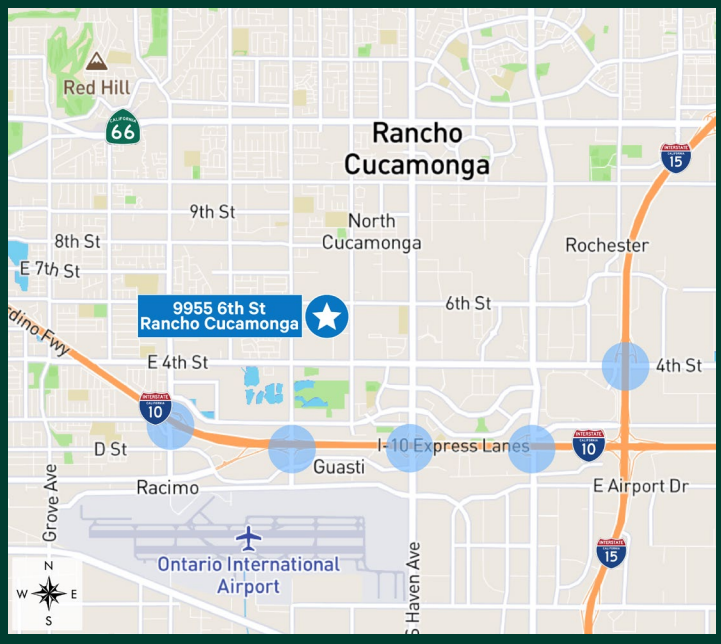
***Heavy Power* | 12,000 amps (Expandable to 16,000 amps)**



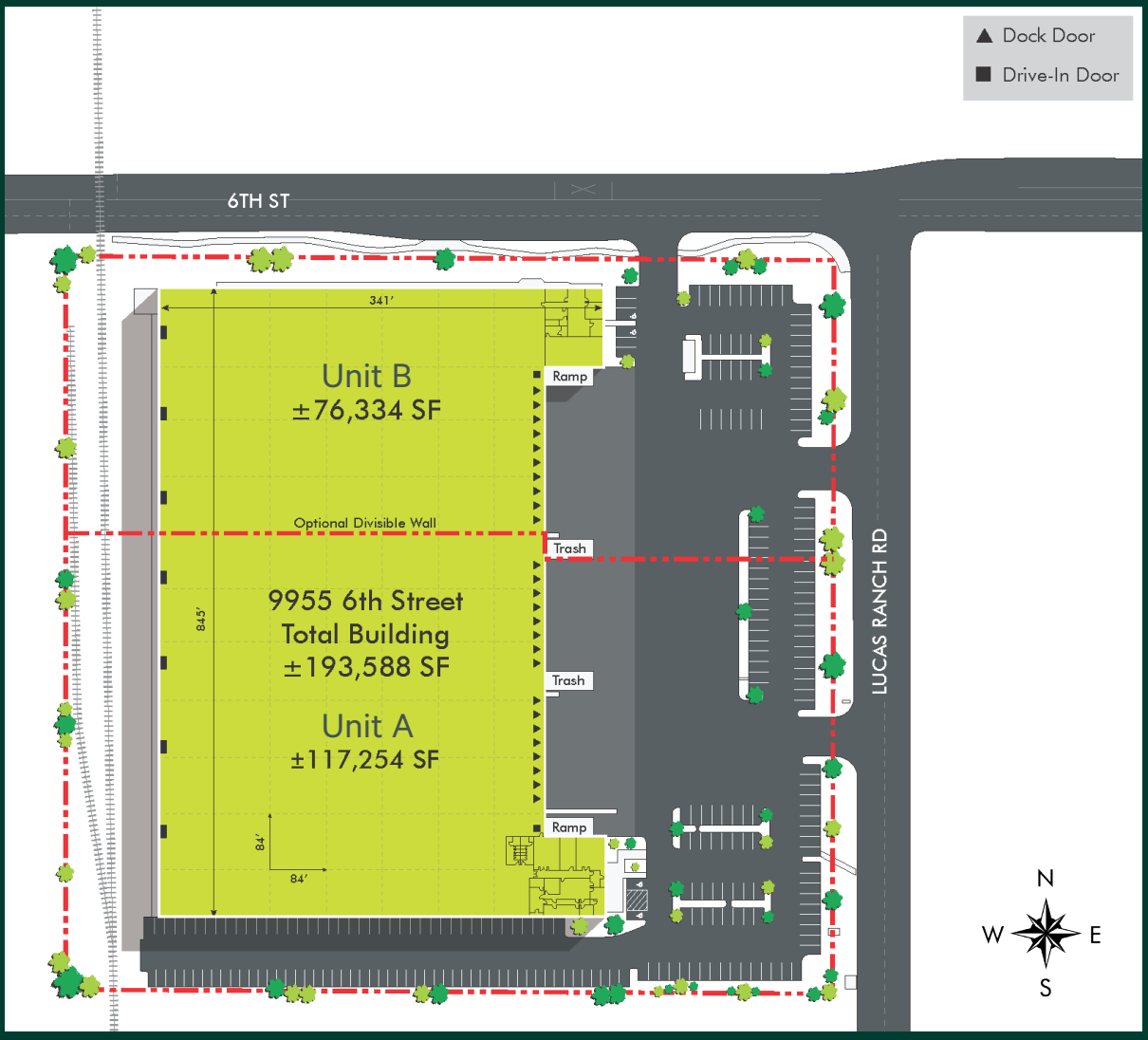

**Zoned Industrial Employment (IE)**

### Building Features

+ ±193,588 SF
+ Divisible to ±117,254 SF & ±76,334 SF
+ ±7,000 SF of Offices
+ 26’ Minimum Clear Height
+ 26 Dock High Doors
+ 2 Grade Level Doors
+ Rail Service Possible (BNSF).
  7 Roll Up Doors
+ ±234’ Truck Court
+ ±150 Auto Parking Stalls
+ ±12,000 amps (Expandable to 16,000 amps), 277/480 volt, 3 phase power (Verify)
+ .60/3,000 G.P.M. Sprinkler System
+ Fenced Yard (South Side)
+ LED Warehouse Lighting w/ Motion Sensors
+ Foil Insulation
+ Natural Gas Available
+ 3 Forklift Charging Stations
+ Office & Warehouse Restrooms
+ Yard Access Secured w/ Swing-Away Gates
+ Great Access to I-10 & I-15 Freeways



## Site Plan

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