

PARK 10



RENOVATIONS UNDERWAY

9477 ARCHIBALD AVENUE - 9440 DOVER WAY | RANCHO CUCAMONGA | CALIFORNIA | 91730

FOR MORE INFORMATION:

KEN JONES, SIOR
909.373.2726
kjones@lee-assoc.com
DRE #01703262

BEN PALITZ
909.373.2910
bpalitz@lee-assoc.com
DRE #02093182

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
www.lee-associates.com



PROPERTY FEATURES

- ±255,871 SF – office/industrial
- Extensive exterior improvements planned
- Available Suites ±3,140 to ±10,874 SF
- Suites ready for immediate occupancy
- Dock high and Grade level loading in various suites
- Various office buildouts
- 100% HVAC
- 200 Amps, 120/280 Volt Power
- 1.98/1,000 parking ratio

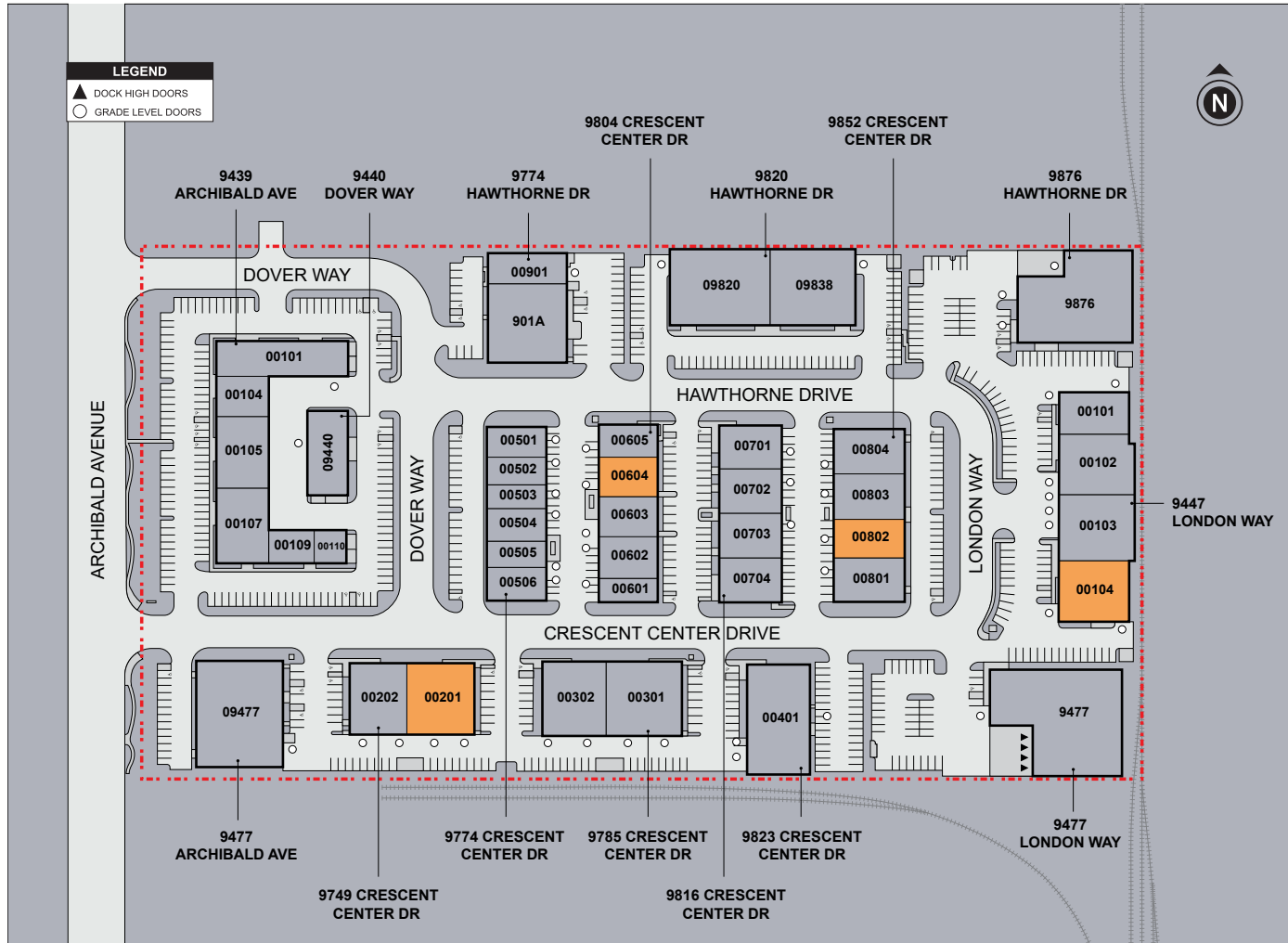


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

PARK 10

SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9447-104	±6,500	-	\$1.70 GROSS	NOW
9852-802	±4,831	-	\$1.80 GROSS	NOW
9749-201	±7,120	-	\$1.70 GROSS	NOW

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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9804-604	±3,140	-	\$1.80 GROSS	NOW
9440	±5,630	-	\$1.70 GROSS	07.01.2026



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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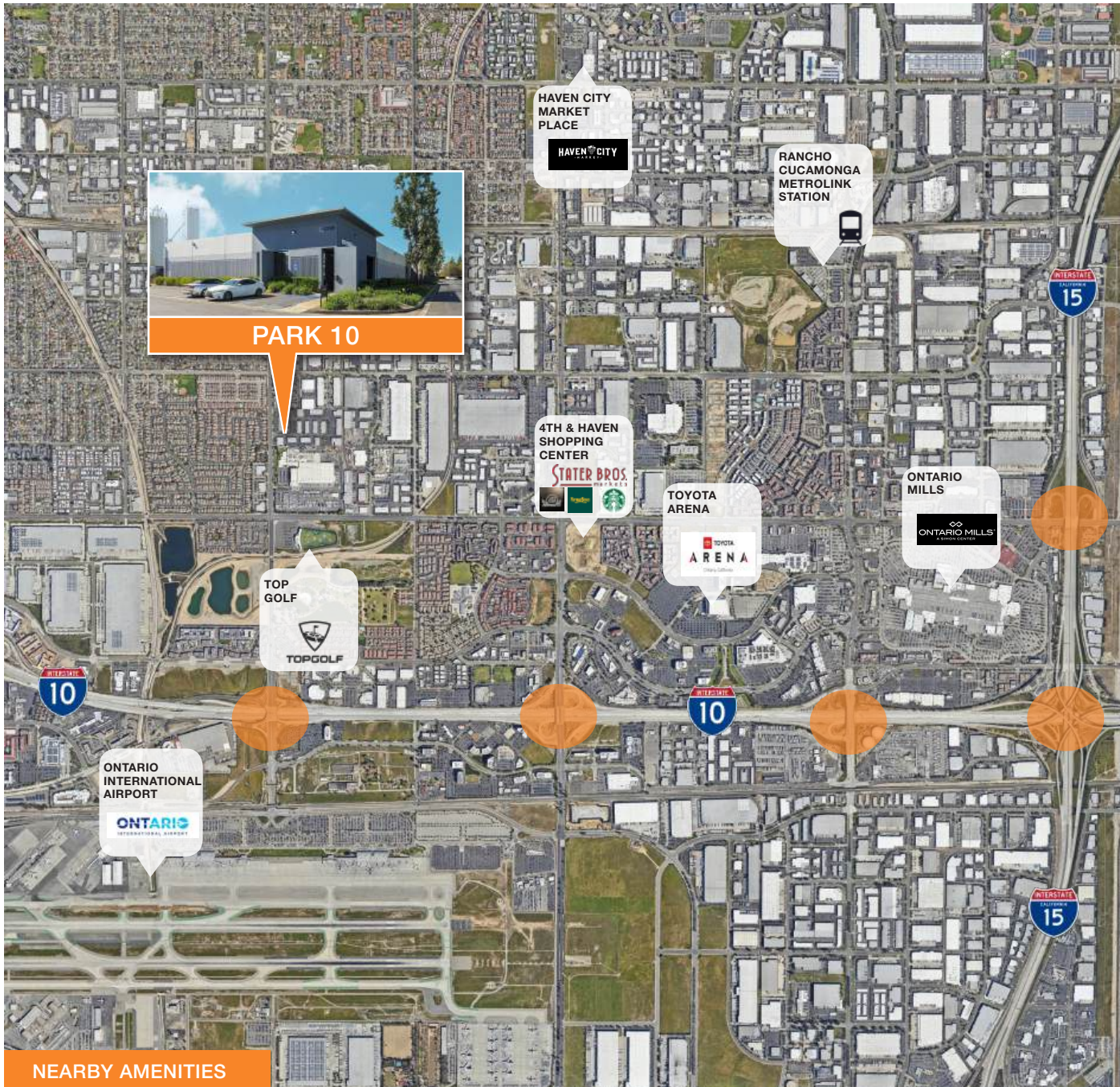
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COMMERCIAL REAL ESTATE SERVICES

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AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

- HAVEN CITY MARKET PLACE
- FOOTHILL VILLAGE SHOPPING CENTER
- THE STACKZ CO.
- 4TH & HAVEN SHOPPING CENTER
- ONTARIO MILLS
- TOP GOLF ONTARIO

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NEARBY AMENITIES