

±42,875 SF FOR SALE OR LEASE | IMMEDIATE I-15 ACCESS & VISIBILITY

**CBRE**



**9455 Hyssop Dr.**  
Rancho Cucamonga, CA

# 9455 Hyssop Dr.

Is well suited for warehouse, distribution, or light industrial users seeking a functional space in a strong logistics corridor with convenient access to major transportation routes, surrounding business amenities, and a large regional labor pool.



# Building Features



± 42,875 SF  
Freestanding Building



134' secured  
truck court



±4,667 of two-  
story offices and  
restrooms



800 amp, 277/480  
volt panel



28' minimum  
clearance height



49 parking  
spaces



ESFR sprinkler  
system with K-25  
heads



Ample trailer and  
car parking spaces



2 dock high  
loading doors  
(expandable to 4)



Large secured  
yard



LED warehouse  
lighting



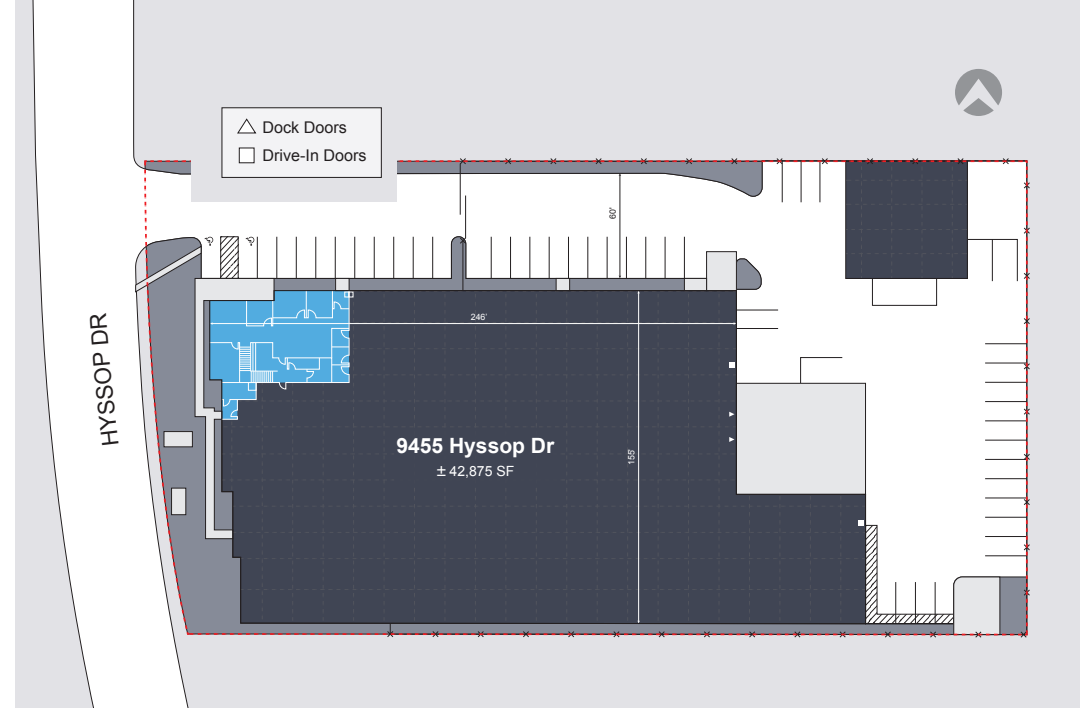
Freeway frontage



2 ground level  
doors



Immediate access  
to the I-15, I-10 &  
60 Freeways





**9455**  
**Hyssop Dr.**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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