

FOR LEASE
Building 2 • ±107,541 SF

IEW LOGISTICS CENTER
9th Street & Vineyard Ave | Rancho Cucamonga, CA 91730



EXCLUSIVELY MARKETING BY:

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IN PARTNERSHIP WITH:

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Asset ManagementSM

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BUILDING 2 HIGHLIGHTS

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Building SF: ±107,541 Square Foot Building

Office SF: ±4,000 Square Foot Executive Office (2 Story)

Clear Height: 36' Minimum Clearance (6" inside first column)

Truck Court: 135' Secured Concrete Truck Court

Dock High Doors: (12) Dock High Loading Doors (9' x 10')

Grade Level Doors: (2) Grade Level Doors (12' x 14')

Trailer Parking: (12) Trailer Parking Spaces

Auto Parking: (62) Auto Parking Spaces

Slab: 7" Thick Warehouse Slab with 4,000 PSI

Column Spacing: 56' x 50' Typical Column Spacing (60' at Speed Bay)

Fire Sprinklers: ESFR Sprinkler System

Skylights: 2.5% Skylights

Power: 2,000 AMP Panel, 277/480V w/ 4,000 AMP UGPS

MM80: MM-80 Joint Filler throughout the Warehouse

Site Paving: Concrete Paving Throughout Entire Project

EV Charging: 4 Auto Parking Stalls with Electrical Vehicle (EV) Charging

EV Ready: 8 Auto Parking Stalls will be EV Ready

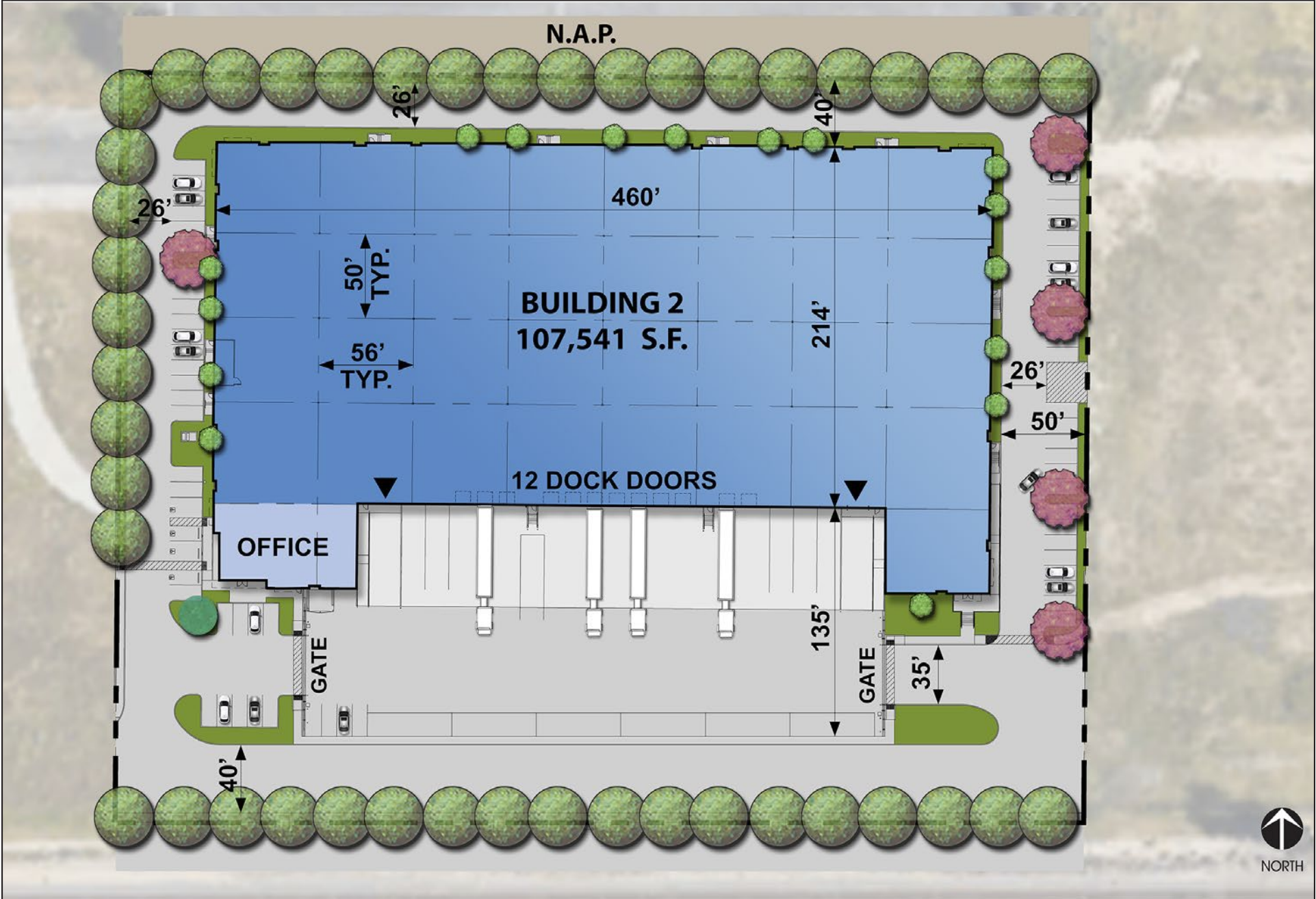
Solar: Solar Ready Roof for Rooftop Solar Photovoltaic (PV) System

LEED: Leadership in Energy and Environmental Design (LEED) Certified (Planned)

Fwy. Access: Easy Access to the I-10, I-15 & SR-60 Freeways

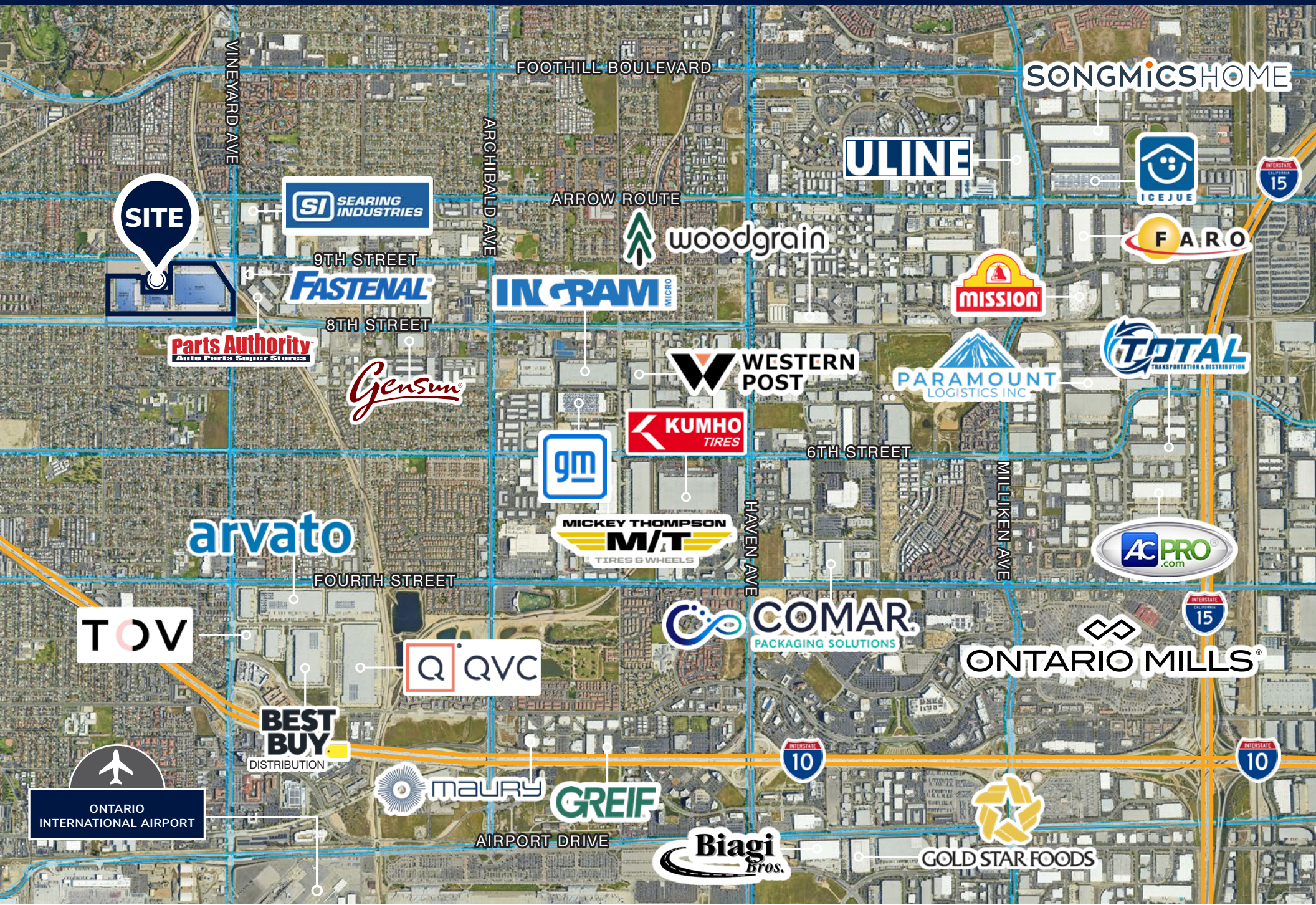
BUILDING 2
SITE PLAN

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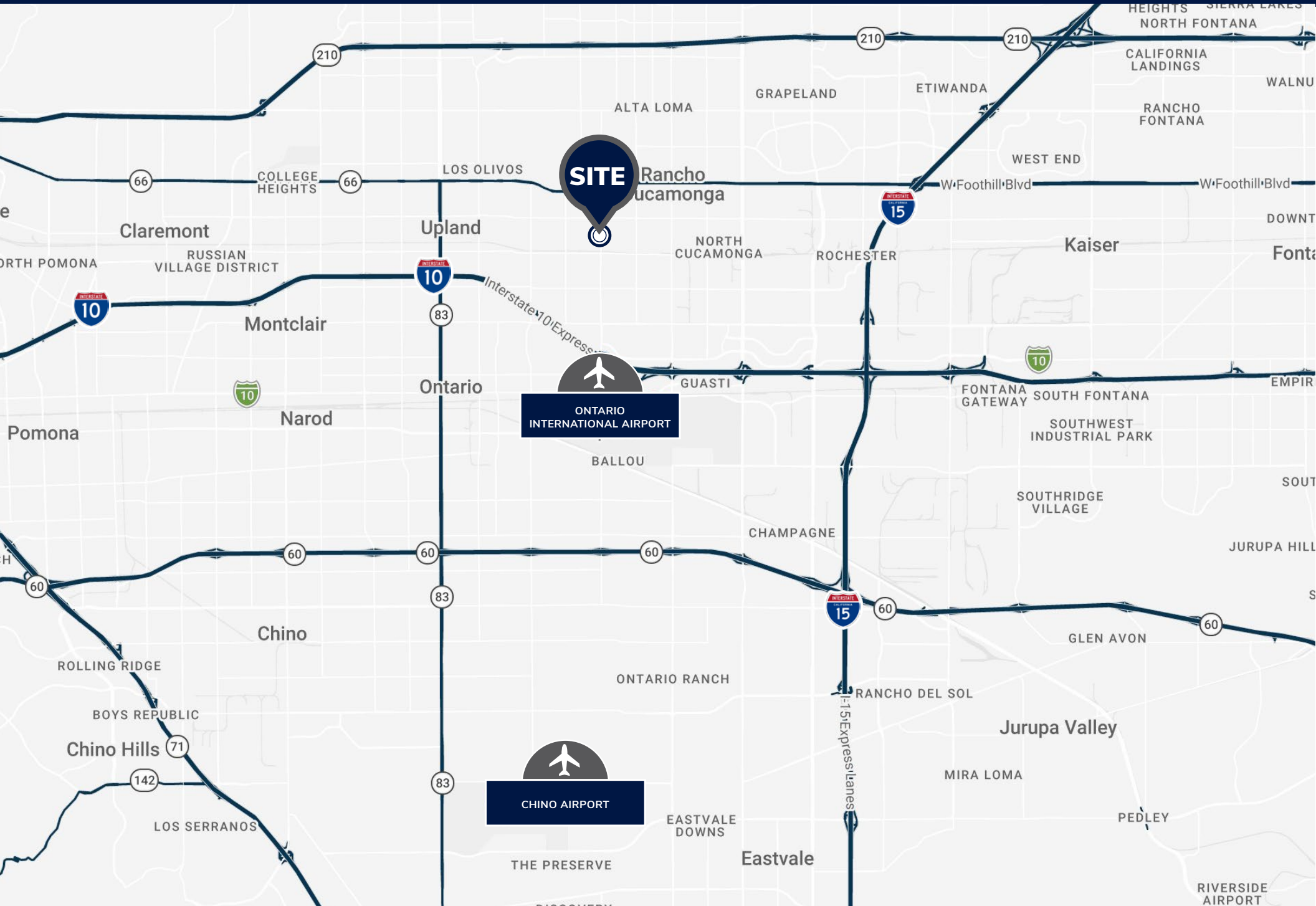
TENANT MAP

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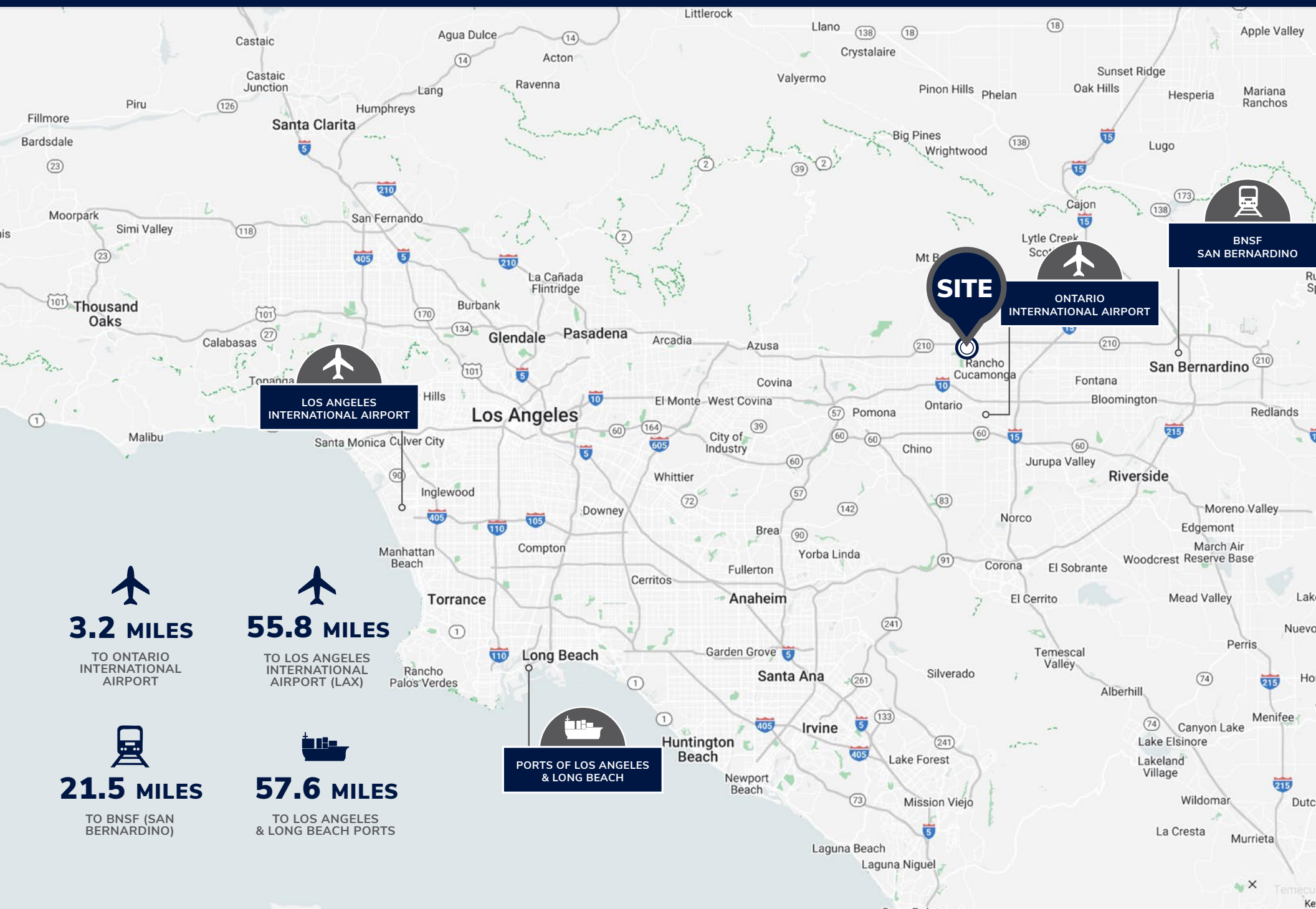


LOCATION MAP

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