

UTICA INDUSTRIAL BUILDING | FOR LEASE

8728 UTICA AVENUE, RANCHO CUCAMONGA, CA 91730

Marcus & Millichap

± 18,298 SF

BUILDING FEATURES

- ±15,798 SF of Warehouse Space / ±2,500 SF of Office Space
- Clear Height: 18 ft Minimum Clearance
- Power: 1200 Amps / 208V 3 Phase (Lessee to Verify)
- Two 12x14 Grade Level Doors & Two Exterior Docks with One Door
- Fire Sprinkler System & ± 25 Parking Spaces
- Completely upgraded Office Space including separate bathrooms for Warehouse & Office.
- Situated on a ± 1 Acre Corner Lot
- Zoning: IP – Industrial Park
- Excellent Freeway Access: Interstate 10, 15 and 210
- Recent Improvements: New Roof, New Foil Insulation, New LED Lighting, New Evaporator Coolers in Warehouse, Security Cameras with secure doors & windows.
- Available for Occupancy: Immediate
- Asking Rate: \$1.15 PSF Industrial Gross



**CONTACT
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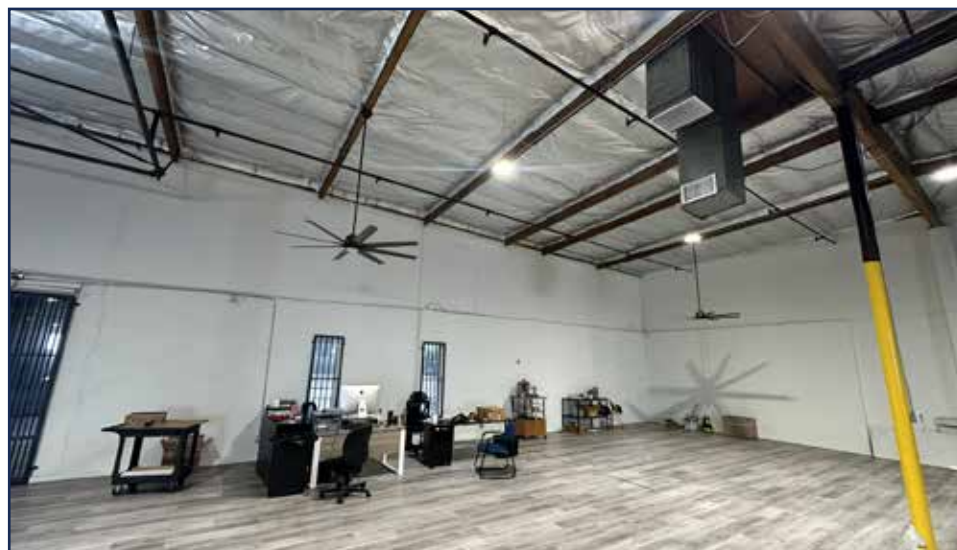
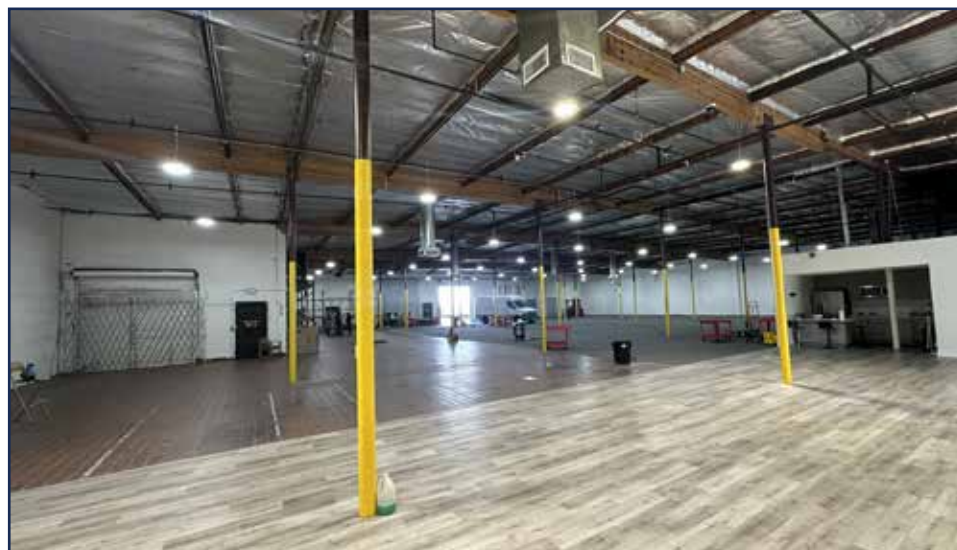
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Aerial Map | 8728 UTICA AVENUE, RANCHO CUCAMONGA, CA



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