

# FOR LEASE

Building 1 • ±611,574 SF

## IEW LOGISTICS CENTER

9<sup>th</sup> Street & Vineyard Ave | Rancho Cucamonga, CA 91730



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# BUILDING 1 HIGHLIGHTS

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|                           |                                                                                      |                         |                                                                          |
|---------------------------|--------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------|
| <b>Building SF:</b>       | ±611,574 Square Foot Building                                                        | <b>Fire Sprinklers:</b> | ESFR Sprinkler System                                                    |
| <b>Office SF:</b>         | ±4,000 Square Foot Executive Office                                                  | <b>Skylights:</b>       | 2.5% Skylights                                                           |
| <b>Clear Height:</b>      | 42' Minimum Clearance (6" inside first column)                                       | <b>Power:</b>           | 4,000 AMP Panel, 277/480V w/ 8,000 AMP UGPS                              |
| <b>Truck Court:</b>       | North: 240' Secured Concrete Truck Court<br>South: 188' Secured Concrete Truck Court | <b>MM80:</b>            | MM-80 Joint Filler throughout the Warehouse                              |
| <b>Dock High Doors:</b>   | (94) Dock High Loading Doors (9' x 10')                                              | <b>Site Paving:</b>     | Concrete Paving Throughout Entire Project                                |
| <b>Grade Level Doors:</b> | (3) Grade Level Doors (12' x 14')                                                    | <b>EV Charging:</b>     | 10 Auto Parking Stalls with Electrical Vehicle (EV) Charging             |
| <b>Trailer Parking:</b>   | (126) Trailer Parking Spaces                                                         | <b>EV Ready:</b>        | 24 Auto Parking Stalls will be EV Ready                                  |
| <b>Auto Parking:</b>      | (192) Auto Parking Spaces                                                            | <b>Solar:</b>           | Solar Ready Roof for Rooftop Solar Photovoltaic (PV) System              |
| <b>Slab:</b>              | 8" Thick Warehouse Slab with 4,000 PSI                                               | <b>LEED:</b>            | Leadership in Energy and Environmental Design (LEED) Certified (Planned) |
| <b>Column Spacing:</b>    | 58' x 50' Typical Column Spacing (60' at Speed Bay)                                  | <b>Fwy. Access:</b>     | Easy Access to the I-10, I-15 & SR-60 Freeways                           |



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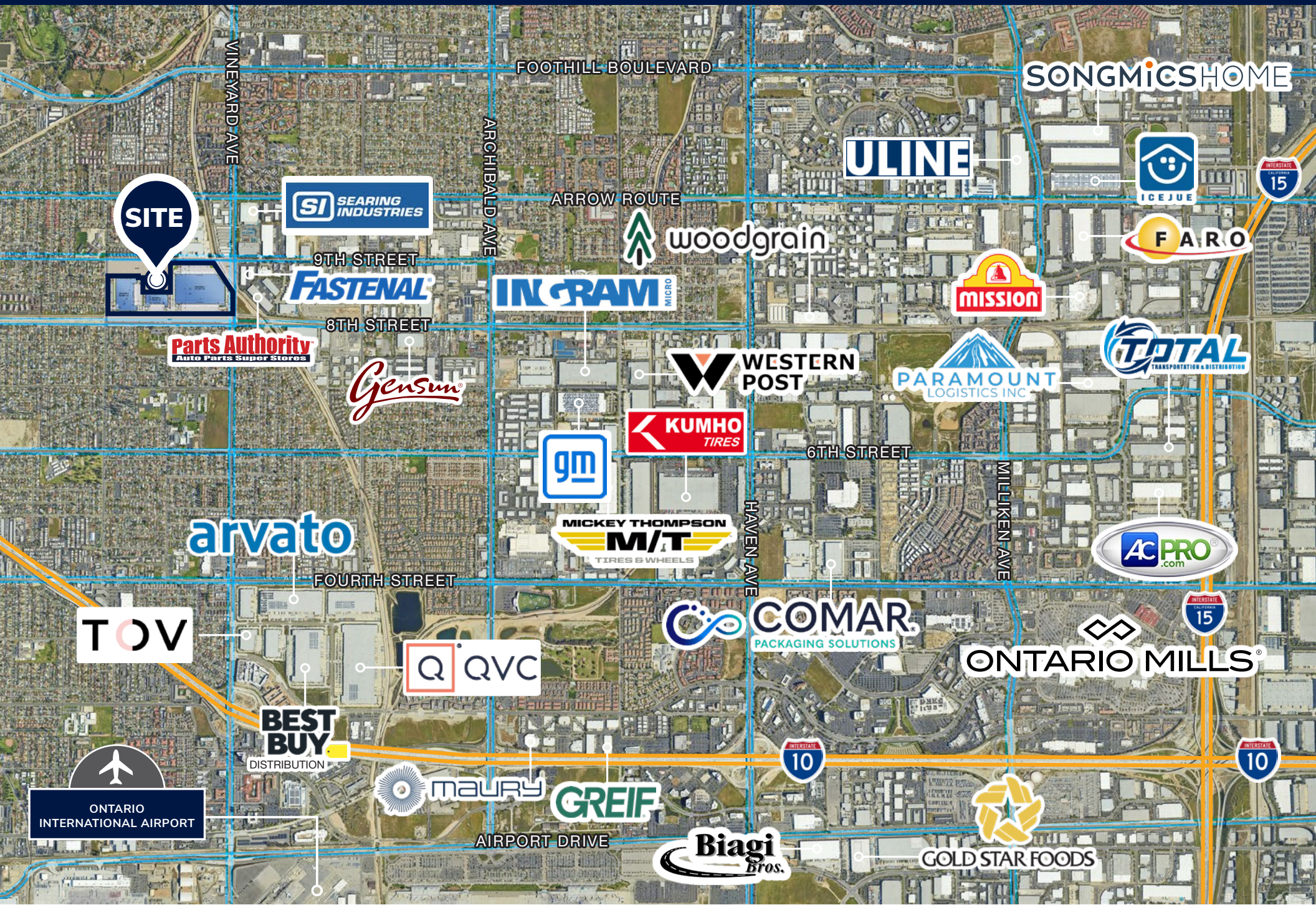
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# TENANT MAP

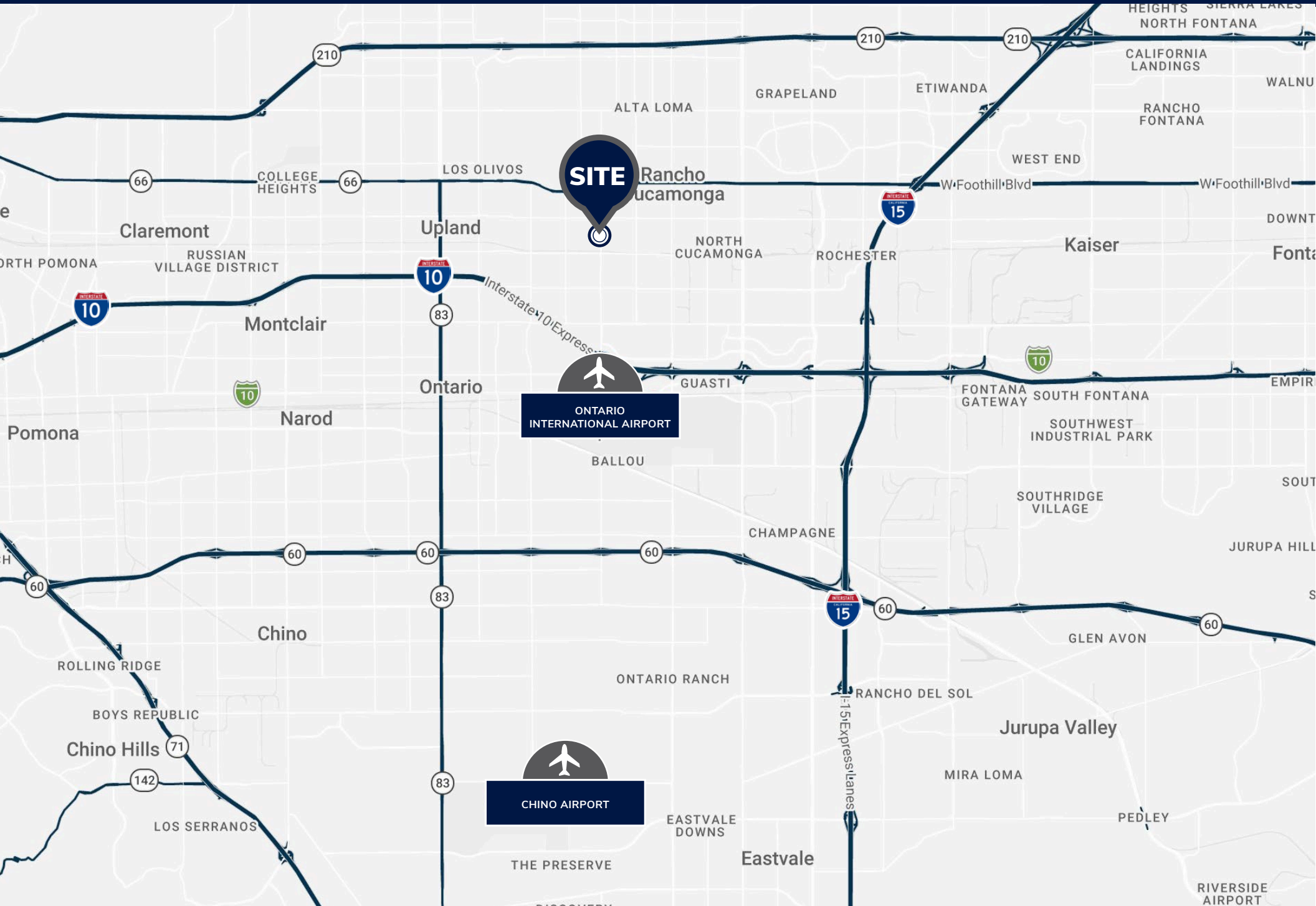
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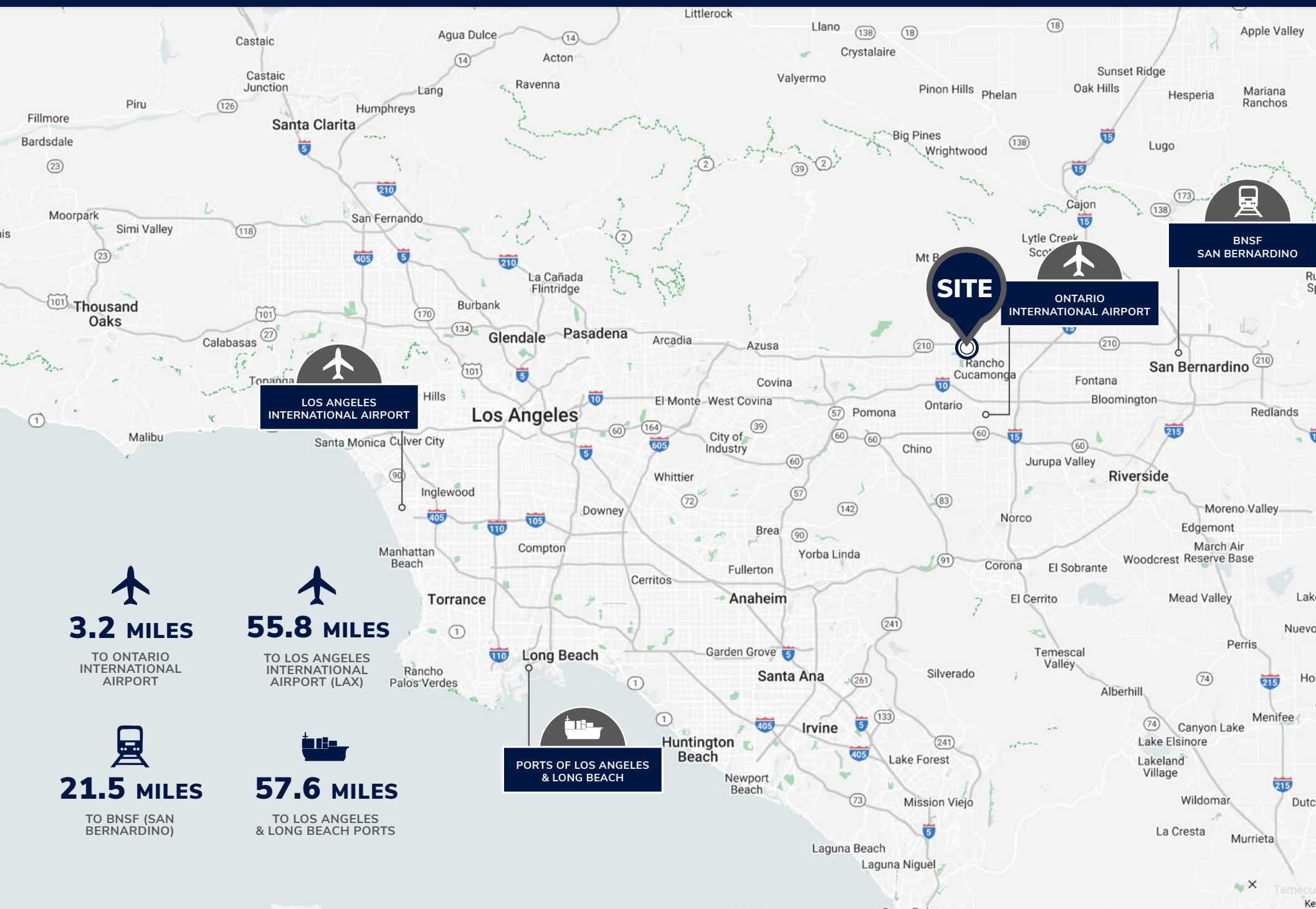
# LOCATION MAP

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# REGIONAL MAP

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