



Available SF 9,197 SF Industrial For Lease Building Size 9,197 SF



**Address:** 9080 Charles Smith Ave, Rancho Cucamonga, CA 91730  
**Cross Streets:** Charles Smith Ave/6th St

Free Standing Building  
 Good Parking  
 No CAMs  
 Freeway Visible  
 Ground Level Loading Doors  
 Close Access to 210, 10 & 15 Freeways

<b>Lease Rate/Mo:</b> \$11,864	<b>Sprinklered:</b> Yes	<b>Office SF / #:</b> 1,901 SF / 3
<b>Lease Rate/SF:</b> \$1.29	<b>Clear Height:</b> 20'	<b>Restrooms:</b> 2
<b>Lease Type:</b> Gross	<b>GL Doors/Dim:</b> 2 / 12'x14'	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 9,197 SF	<b>DH Doors/Dim:</b> 0	<b>Finished Ofc Mezz:</b> 927 SF
<b>Minimum SF:</b> 9,197 SF	<b>A: 400 V: 277/480 O: 3 W: 4</b>	<b>Include In Available:</b> Yes
<b>Prop Lot Size:</b> 0.77 Ac / 33,541 SF	<b>Construction Type:</b> TILT UP	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Blt:</b> Existing / 2007	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> Now
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces: 20 / Ratio: 2.2:1</b>	<b>Vacant:</b> Yes
<b>Taxes:</b> / 2008	<b>Rail Service:</b> No	<b>To Show:</b> Call broker
<b>Yard:</b> No	<b>Specific Use:</b> Warehouse/Office	<b>Market/Submarket:</b> IE West
<b>Zoning:</b> I		<b>APN#:</b> 0229262440000
<b>Listing Company:</b> TVM Commercial Realty Group		
<b>Agents:</b> <a href="mailto:frank@tvmcrg.com">Frank Artura 626-852-4221</a>		
<b>Listing #:</b> 44988661	<b>Listing Date:</b> 06/01/2026	<b>FTCF:</b> CB250N000S000/A0AA
<b>Notes:</b>		



**Frank Artura**  
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