

# PATRIOT BUSINESS PARK

## PLANNED TWO-BUILDING PROJECT TOTALING ±83,218 SF

### FOR LEASE



10150  
4TH STREET  
BUILDING 1

10170  
4TH STREET  
BUILDING 2

STATE-OF-THE ART  
DISTRIBUTION BUILDINGS  
RANCHO CUCAMONGA, CA



**Voit**  
REAL ESTATE SERVICES

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# AERIAL

# FEATURES

## BUILDING 1

- ±62,457 SF Free-Standing Industrial Building
- ±3,000 SF of Office Space
- ±3,000 SF of Mezzanine
- 32' Clear Height
- 8 Dock High Doors (5 with 35,000 lb mechanical levelers - 9'x10')
- 1 Grade Level Door (12'x14')
- 50'x52' Column Spacing (60' speed bay)
- ESFR Sprinklers (verify)
- 6" Thick Building Slab
- 3% Skylights
- 4-Ply Built-Up Roof
- 1 Air Change Per Hour
- Immediate Access to 10 & 15 Freeways
- 2000 Amps
- 25 FC Warehouse Lighting

## BUILDING 2

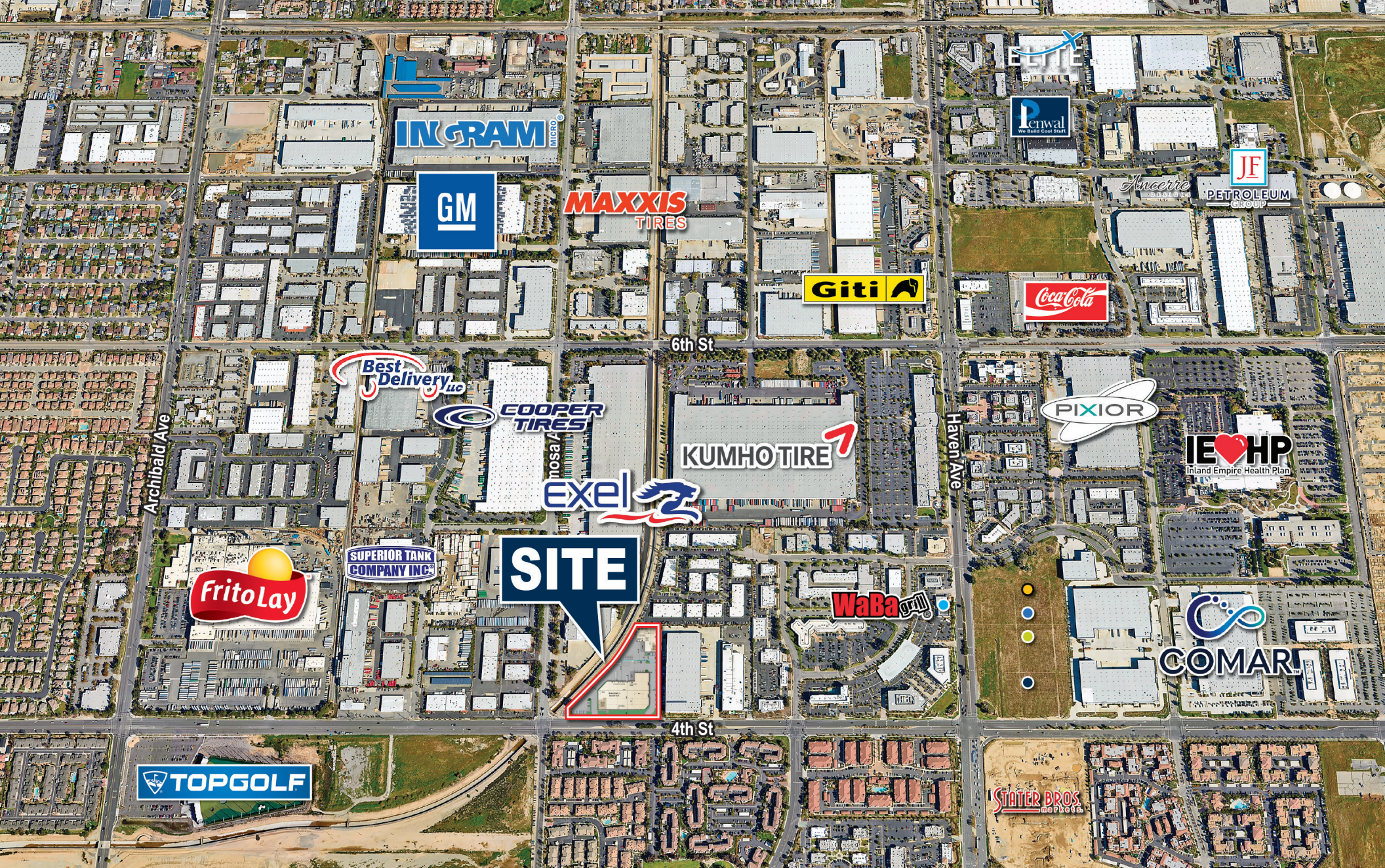
- ±20,761 SF Free-Standing Industrial Building
- ±1,500 SF of Office Space
- ±1,500 SF of Mezzanine
- 32' Clear Height
- 2 Dock High Doors (1 with 35,000 lb mechanical levelers - 9'x10')
- 1 Grade Level Door (12'x14')
- 50'x52' Column Spacing (60' speed bay)
- ESFR Sprinklers (verify)
- 6" Thick Building Slab
- 3% Skylights
- 4-Ply Built-Up Roof
- 1 Air Change Per Hour
- Immediate Access to 10 & 15 Freeways
- 1200 Amps
- 25 FC Warehouse Lighting



# SITE PLAN



# LOCATION MAP



# TENANT AERIAL

# PRIME INLAND EMPIRE WEST INFILL DEVELOPMENT



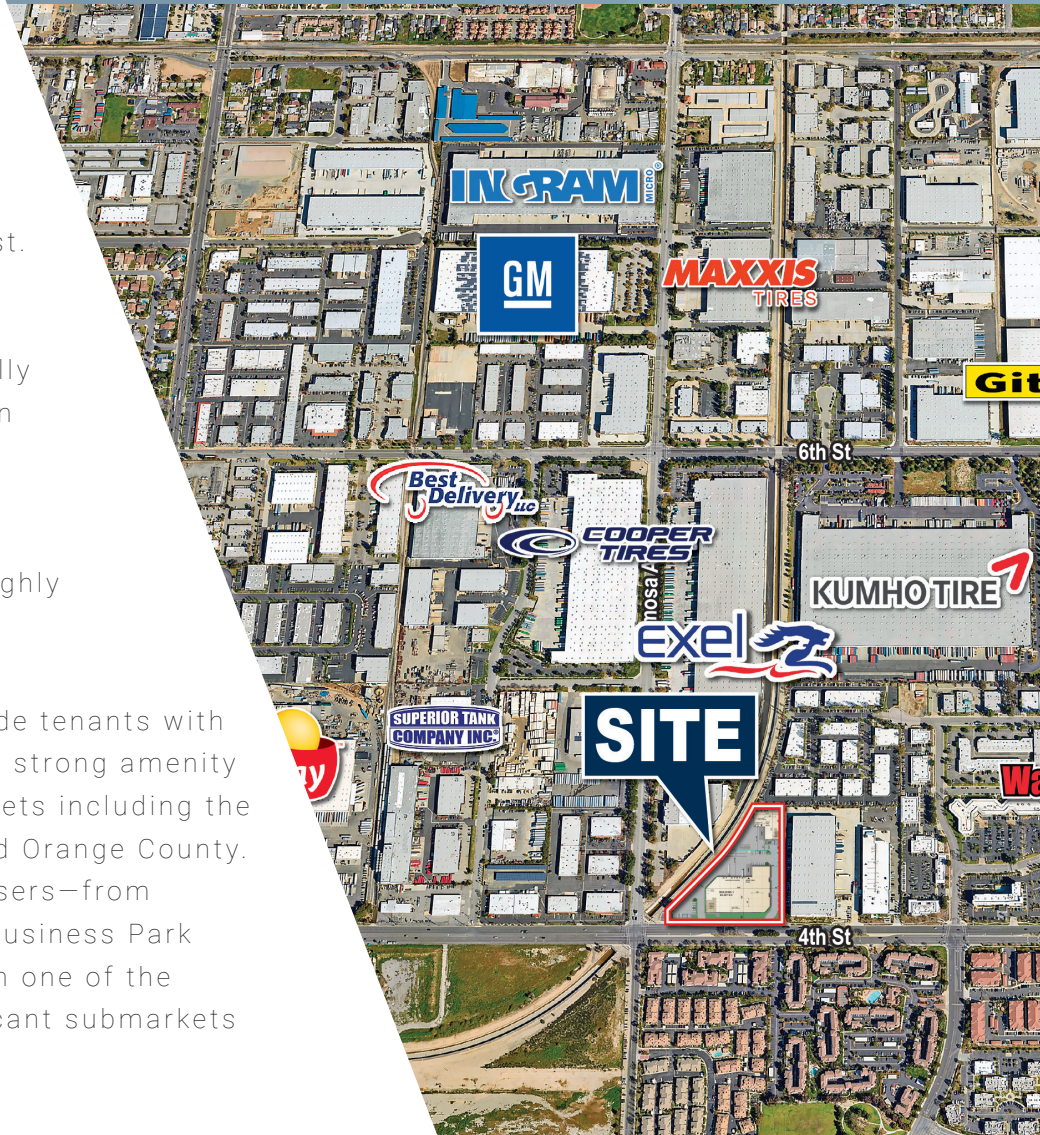
Patriot Business Park is a planned, state-of-the-art industrial development featuring two buildings ranging from approximately 20,761 to 62,457 square feet, each designed with 32' clear heights and secured yards.



Strategically located in Rancho Cucamonga, a premier infill market within the Inland Empire West. The project offers exceptional access to Southern California's core distribution corridors, including the I-10 and I-15 freeways. The future site is ideally positioned near Ontario International Airport, John Wayne Airport, Los Angeles International Airport, and the Ports of Los Angeles and Long Beach (56 miles), and is also in close proximity to the UPS Regional Hub and FedEx Ground Hub, making it highly attractive for logistics and last-mile operations.

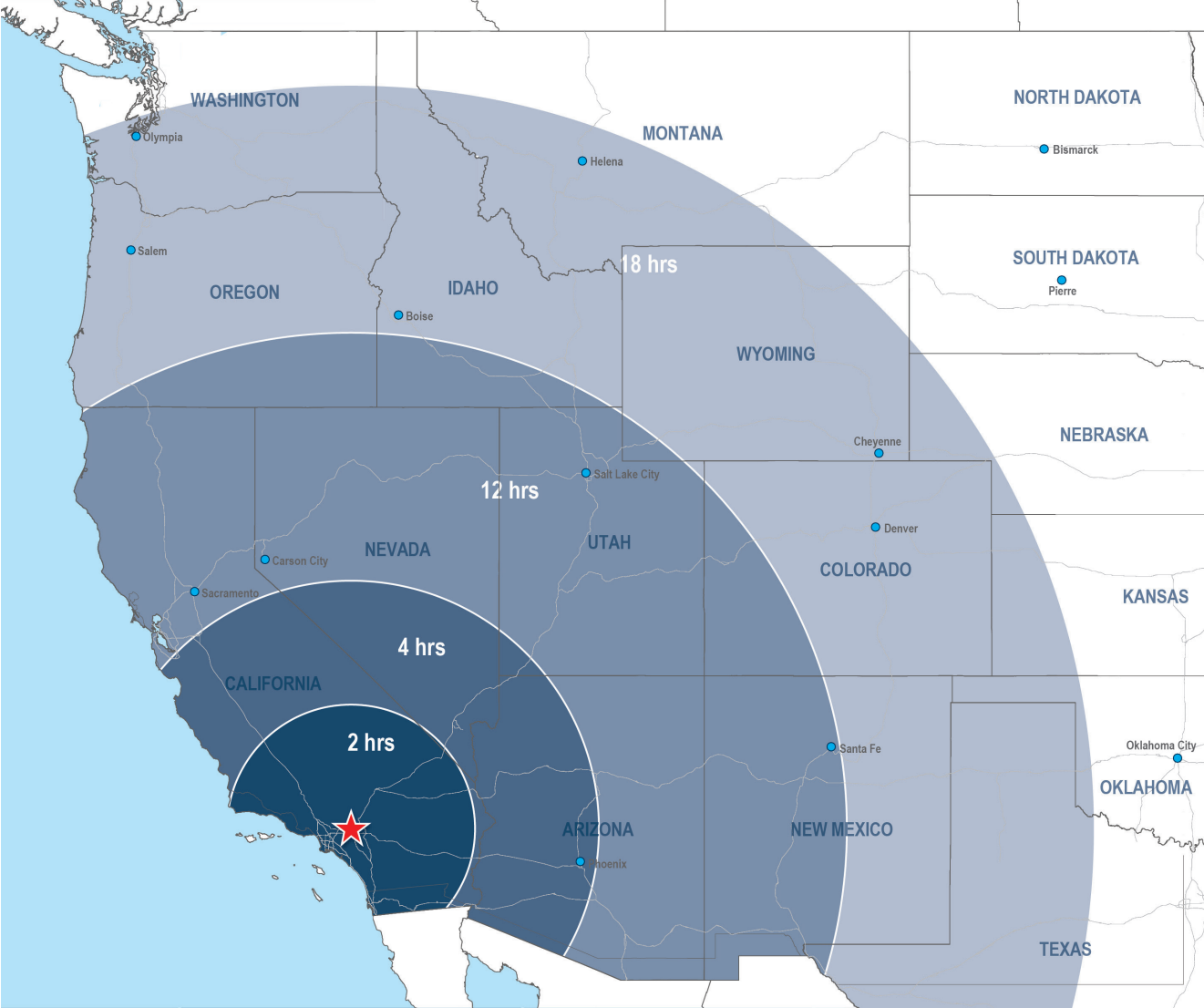


Upon completion, Patriot Business Park will provide tenants with immediate access to a large, skilled labor force, a strong amenity base, and direct connectivity to key regional markets including the San Gabriel Valley, Los Angeles, Mid-Counties, and Orange County. Designed to accommodate a range of industrial users—from distribution to advanced manufacturing—Patriot Business Park presents a rare opportunity to secure a position in one of the most supply-constrained and strategically significant submarkets in the nation.



# PREMIER DISTRIBUTION LOCATION

<b>UPSP INTERMODAL YARD - COLTON</b>	39.7 MILES
<b>BNSF INTERMODAL YARD - SAN BERNARDINO</b>	30.2 MILES
<hr/>	
<b>DOWNTOWN LOS ANGELES</b>	39.7 MILES
<b>LAS VEGAS</b>	233 MILES
<b>PHOENIX</b>	335 MILES
<b>SAN FRANCISCO</b>	420 MILES
<b>SALT LAKE CITY</b>	652 MILES
<b>DENVER</b>	980 MILES
<b>PORTLAND</b>	1,000 MILES
<b>SEATTLE</b>	1,173 MILES



## DISTANCE MAP

10150  
10170  
4TH STREET



Exclusive Listing Agent:

**Voit**  
REAL ESTATE SERVICES

**Ryan Lal, SIOR**  
Senior Vice President/Partner  
909.545.8020  
rlal@voitco.com  
Lic. #01854104

**Ryan Clayton**  
Senior Associate  
909.545.8019  
rclayton@voitco.com  
Lic. #01997591

**Jonathan Pauls**  
Senior Vice President/Principal  
909.855.0597  
jpauls@leeriverside.com  
Lic. #02195878

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

3280 E. Guasti Road, Suite 100, Ontario, CA 91761 • 909.545.8000 • 909.354.3253 Fax • [www.VoitCo.com](http://www.VoitCo.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic #01991785.