

**NEWMARK**

**13113-13231  
Whittram Ave**

**RANCHO CUCAMONGA, CA 91739**

**AVAILABLE | 5.82 AC**

**SOUTHLAND MARKET | WIE**



# The Property

Newark is offering an opportunity to lease or purchase approximately 5.82 acres of industrial land in the West Inland Empire with immediate I-10 and 1-15 Freeway access. The site offers occupiers, owners and investors the prospect to acquire a strategic Inland Empire location just 7 miles east of the Ontario International Airport. One of only a handful of properties in the City to allow truck charging uses (by right) and Battery Energy Storage System uses (CUP). Please verify all intended uses with the City of Rancho Cucamonga.

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Address:	13113-13231 Whittram Ave, Rancho Cucamonga, CA 91739
Lot Size:	253,482 SF (Net) 5.82 AC
APN's:	0229-192-04, 0229-192-17 & 0229-192-20
Zoning:	Neo Industrial ("NI") City of Rancho Cucamonga
Condition:	Unimproved land, Improvements to suit
Possession:	Now

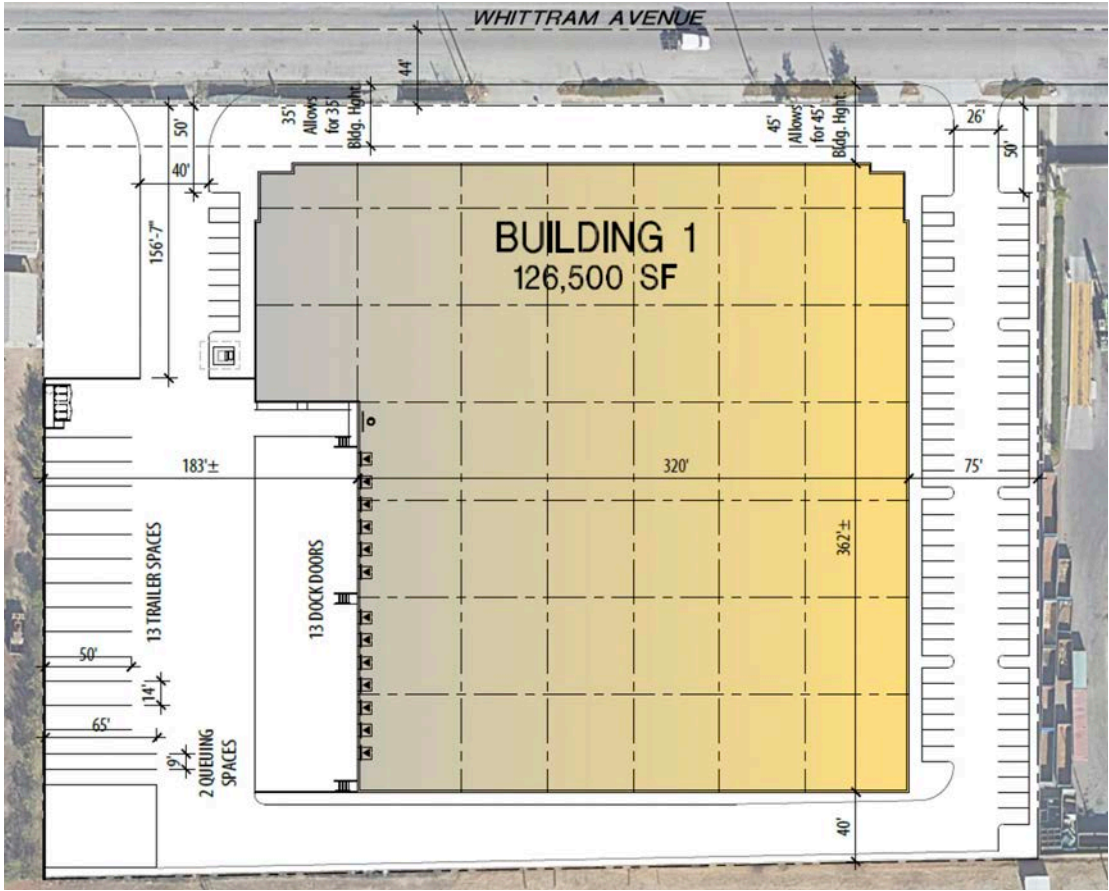
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# Conceptional Site Plan

## TABULATIONS

Site Area	SF	Acres
Gross	253,482	5.82
Street Dedication	0	0.00
<b>Net Site Area</b>	<b>253,482</b>	<b>5.82</b>
<b>Building Area</b>		
Ground Floor Office		3,000
Warehouse		120,500
Total Building Footprint		123,500
Mezzanine		3,000
<b>Total Building Area</b>		<b>126,500</b>
<b>Coverage FAR (40% to 60%)</b>		<b>48.7%, 49.9%</b>
<b>Parking Required</b>		
Office	1/250	24
Warehouse		
0 – 20,000 SF	1/1000	20
20,000 – 40,000 SF	1/2000	10
40,000 SF+	1/4000	21
<b>Total Parking Required</b>		<b>75</b>
<b>Parking Provided</b>		
		<b>78</b>
Parting Ratio		0.62/1000
Dock Doors		13
Ground Level Doors		1
Truck Trailer Spaces Req.	1/Dock Position	13
Trailer Queueing	1/10 Dock Positions	2



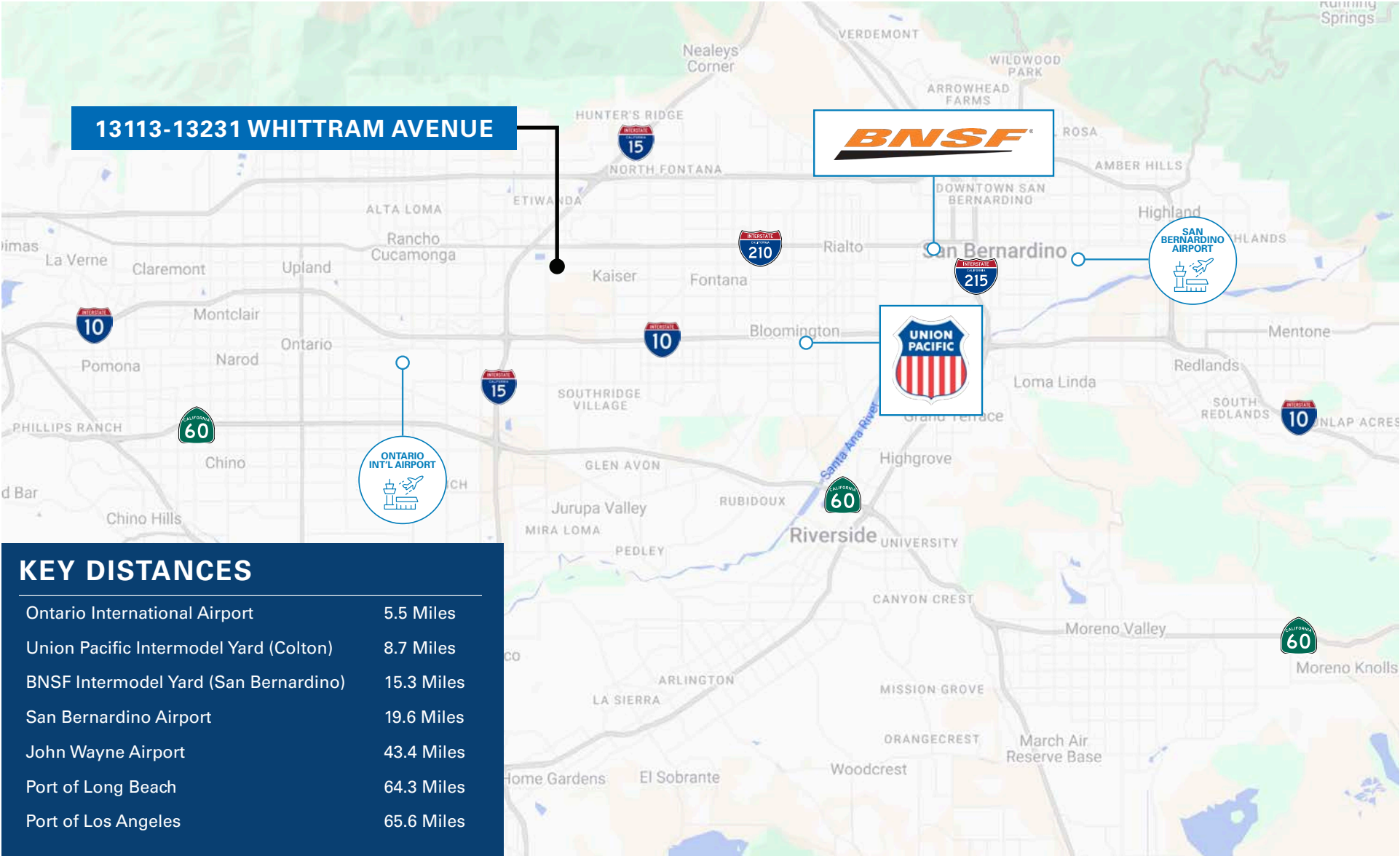
# Developments In The Area

- 1 Arrow Commerce Center by Ares Management**
  - 8 Industrial Buildings
  - 55K-700,000 SF
- 2 BTC III Etiwanda Commerce Center by Ares Management**
  - 2 Industrial Buildings
  - 132K & 1M SF
- 3 13045 Whittram Ave**
  - 86,194 SF Industrial Building
- 4 Speedway Commerce Center by Hillwood/CBRE**
  - 6.5 M SF development.
  - Phase 1, two buildings totaling 1.8 M SF now complete
  - Phase 2 & 3, five buildings totaling 4.7M SF
- 5 8615 Pecan Ave**
  - 98,685 SF Industrial Building, Sold 2/24 at \$342 PSF



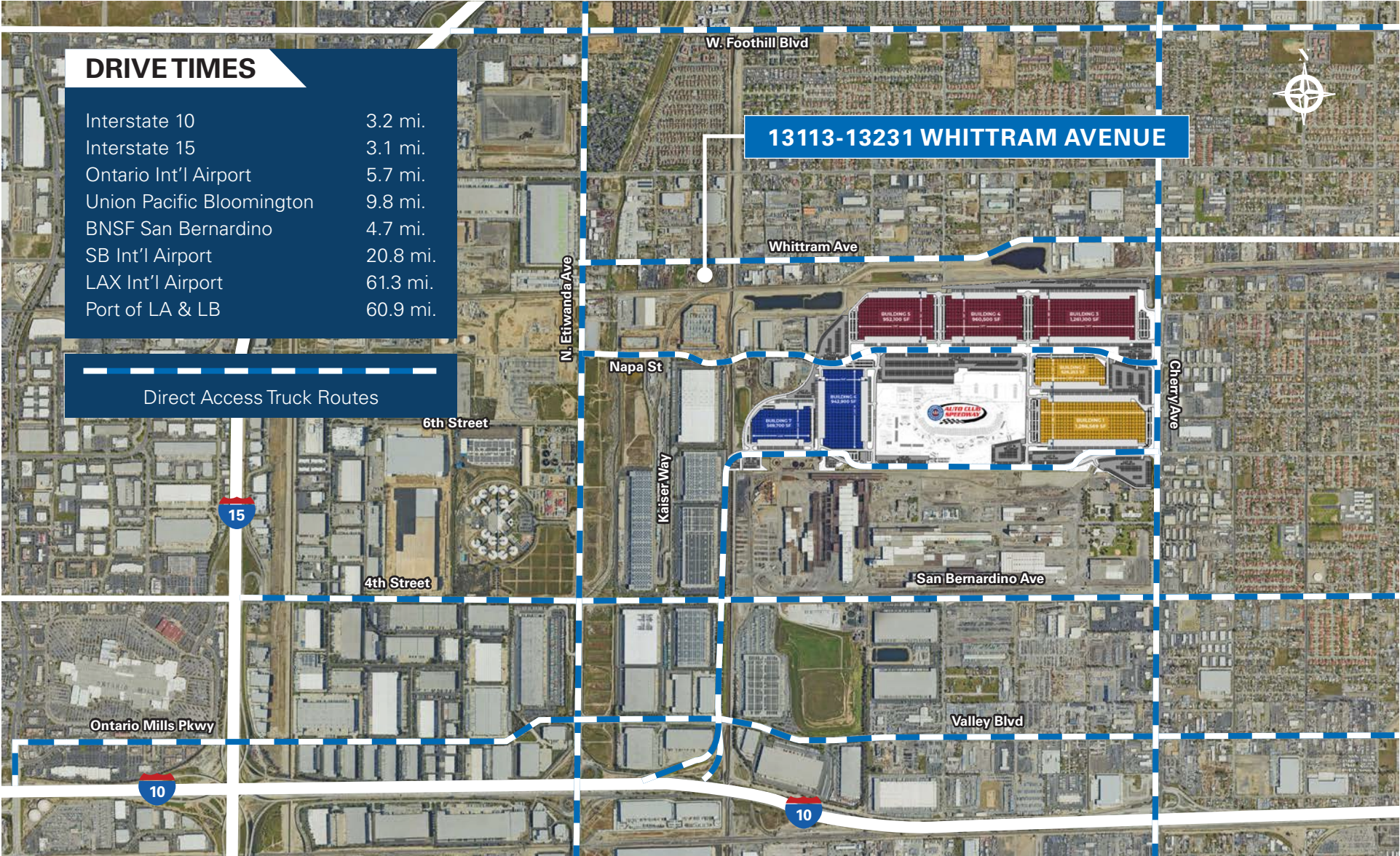


# Local Area Map / West IE



KEY DISTANCES	
Ontario International Airport	5.5 Miles
Union Pacific Intermodal Yard (Colton)	8.7 Miles
BNSF Intermodal Yard (San Bernardino)	15.3 Miles
San Bernardino Airport	19.6 Miles
John Wayne Airport	43.4 Miles
Port of Long Beach	64.3 Miles
Port of Los Angeles	65.6 Miles

# Truck Routes | Ingress/Egress



DRIVE TIMES	
Interstate 10	3.2 mi.
Interstate 15	3.1 mi.
Ontario Int'l Airport	5.7 mi.
Union Pacific Bloomington	9.8 mi.
BNSF San Bernardino	4.7 mi.
SB Int'l Airport	20.8 mi.
LAX Int'l Airport	61.3 mi.
Port of LA & LB	60.9 mi.

Direct Access Truck Routes



# Area Neighbors



### BUSINESSES

- |                    |                 |             |                  |                          |                              |                     |                 |
|--------------------|-----------------|-------------|------------------|--------------------------|------------------------------|---------------------|-----------------|
| 1. DSV             | 5. Bradshaw     | 9. Oakley   | 13. Dorel        | 17. Home Depot           | 21. Victory Packaging        | 25. HSN             | 29. Manheim     |
| 2. Georgia Pacific | 6. Mohawk       | 10. Geodis  | 14. Freightliner | 18. Electrolux           | 22. Chrysler Corporate Parts | 26. Kal Freight Inc | 30. Amazon LAX9 |
| 3. Ryder           | 7. Trader Joe's | 11. Walmart | 15. UPS          | 19. Restoration Hardware | 23. Ceva                     | 27. FedEx           |                 |
| 4. Excel Logistics | 8. New Balance  | 12. OnTrac  | 16. Mohawk       | 20. Costco Warehouse     | 24. Subaru                   | 28. Mercedes Benz   |                 |

## Industrial Land

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*Exclusively Listed By:*



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