

**Available SF** 31,500 SF

**Industrial For Lease**
**Building Size** 45,685 SF

**Address:** 11380 7th St, Rancho Cucamonga, CA 91730

**Cross Streets:** 7th St/Milliken Ave

Approximately 31,500 SF of Drop Storage  
 4 Dock High Position, 2 Ground Level Doors  
 24' Clear Height  
 24 Hour Tenant Access  
 Access to Restrooms During Normal Business Hours

<b>Lease Rate/Mo:</b>	\$24,885	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	0 SF / 0
<b>Lease Rate/SF:</b>	\$0.79	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	2	<b>Office HVAC:</b>	None
<b>Available SF:</b>	31,500 SF	<b>DH Doors/Dim:</b>	4	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	31,500 SF	<b>A: 800 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1986	<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: 30 / Ratio: 1.0:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	IE West
<b>Zoning:</b>	M2			<b>APN#:</b>	022926219

**Listing Company:** Lee & Associates

**Agents:** [Ben Fukukura 562-568-2040](#), [Michael Lee 562-568-2018](#)
**Listing #:** 24219006

**Listing Date:** 02/07/2020

**FTCF:** CB250N000S000/A0AA

**Notes:** Drop or dead storage for lease, approximately 31,500 SF, part of a 45,685 SF building. Access to 4 dock high and 2 ground level. Tenant will have 24 hour access to premise. Tenant to verify all information. Call broker to show.