

South Cucamonga Distribution Center

The New Standard For Class A Logistics

1656 S. Cucamonga Avenue, Ontario, CA 91761



NAI Capital **ALERE**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE PROPERTY GROUP LLC

FOR LEASE: 210,703 SF

DIVISIBLE TO 105,352 SF

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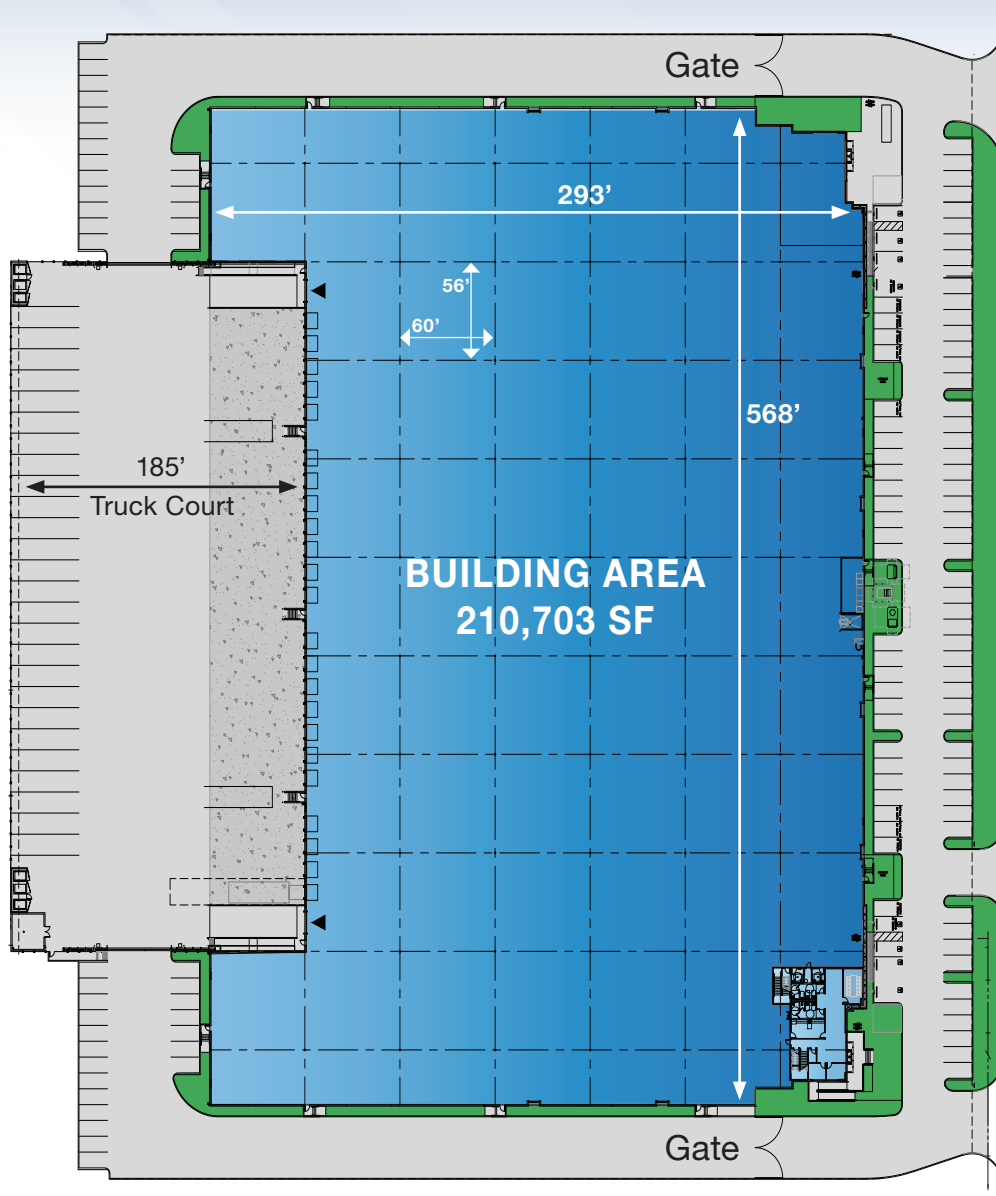
Sione Fua

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Michael Del Santo

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Site Plan



Key Highlights

210,703

Div. Square Feet

40' Clear

Warehouse Height

185' Deep

Truck Court

23

Dock High Doors

2,000

Amps Service

ESFR

Fire Sprinklers

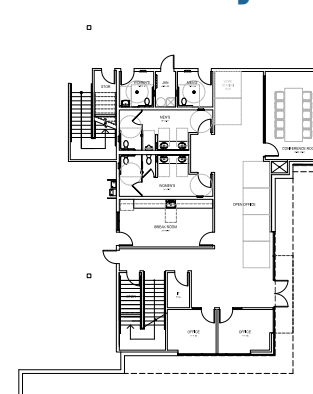
1.1 Miles

To CA-60 Freeway

Q4 2021

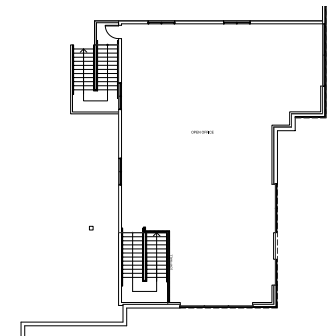
Completion Date

1st Story



2,692 SF

2nd Story



2,345 SF

MONTCLAIR

Rancho Cucamonga



ONTARIO



Euclid Ave.

S Campus Ave.

E Philadelphia St.

E Walnut St.

S Cucamonga Ave.

S Grove Ave.

E Belmont St.

E Francis St.

S Baker Ave.

Melmarc

Allied Mechanical

Nissin Corporation

Distribution Alternatives

National Distribution Center

SITE

Amrep Inc.

Bert Co.

Philips Lighting

Acuity Brands

Mazda Ontario

Metals USA

Pilot Freight

B Braun Medical Inc.

ON/OFF RAMP

1.5 Miles to ONT



ONT

1.1 Miles to the CA-60 Freeway

ON/OFF RAMP

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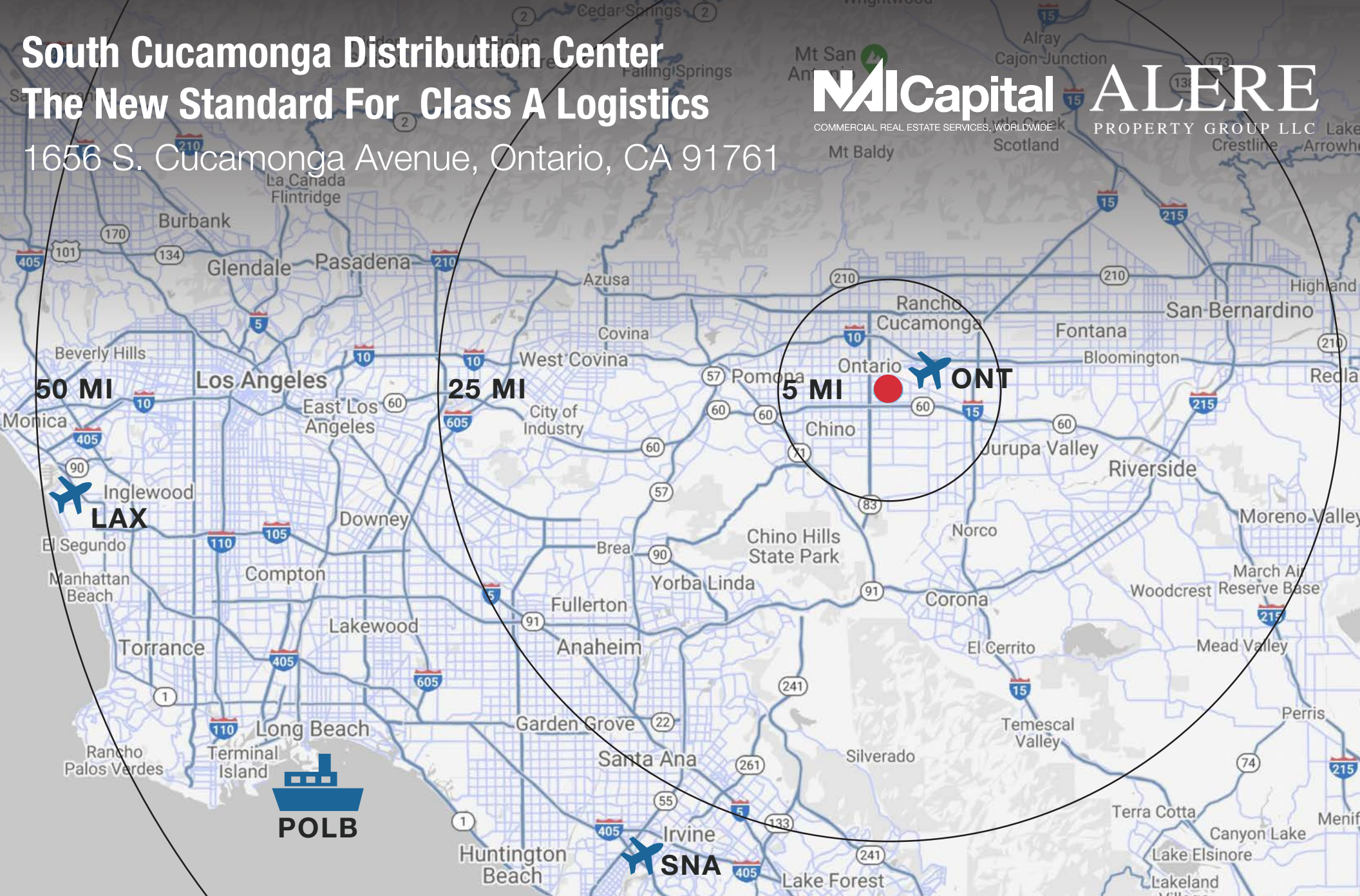
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THE ALERE ADVANTAGE: Why Go 40 ft. Clear?

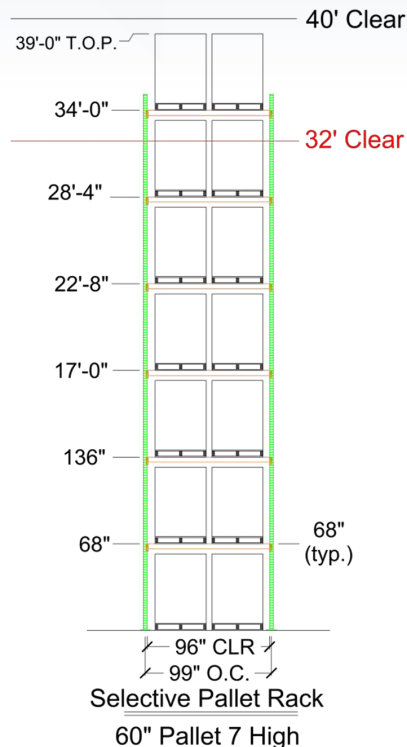
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40' Clear Height Building

Number of Bays	Pallet Height	Pallets Positions per Bay	Pallet Positions
1,726	60"	14	24,164

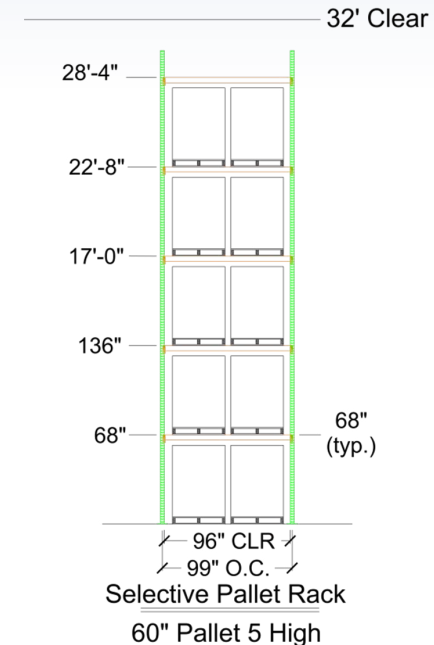


THE VALUE PROPOSITION

- **4,100** more pallet positions by maximizing 40' clear height vs. 32' clear height.
- **29,476** sq. ft. of space to repurpose for other use vs. 32' clear height translates to **over \$300,000 per year** in rent savings.
- **3,920** additional pallet positions if completely racked out for a total of 8,020 more pallet positions.

32' Clear Height Building

Number of Bays	Pallet Height	Pallets Positions per Bay	Pallet Positions
2,006	60"	10	20,060



CATALINA MATERIAL HANDLING
RACKING AND STORAGE SOLUTIONS

Keven Griffin
District Sales Manager
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kgriffin@catalinamh.com

Disclaimer: The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only. Please contact Catalina Material Handling for specific design considerations of company products, forklift equipment and other design criteria.

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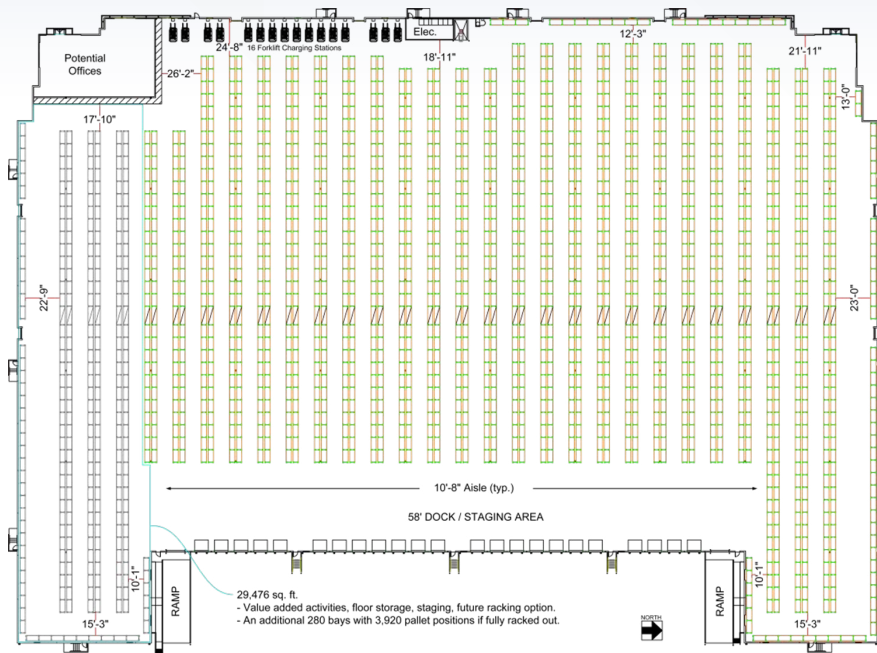
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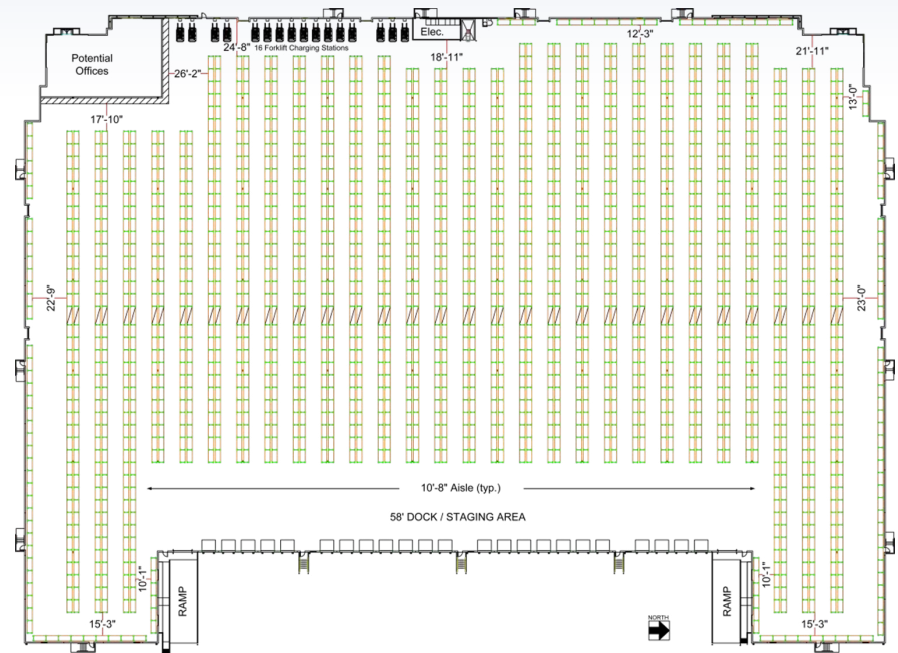
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