

9177

CENTER AVENUE
Rancho Cucamonga, CA 91730

FOR SALE: PRIME IE WEST INDUSTRIAL
83,520 Square Feet | 4.76 Acres



Vacant on November 1, 2024 | Tremendous IE West location in Rancho Cucamonga, CA

EXCLUSIVELY OFFERED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



LEE | CHANG
KUEHN | FUA

EXECUTIVE SUMMARY

The Offering

NAI Capital is pleased to present the opportunity to acquire 9177 Center Avenue, Rancho Cucamonga, CA (The “Property”), a high-quality single tenant industrial building totaling 83,520 rentable square feet on 4.76 Acres of land in a prime Inland Empire West Location. Strategically located in the IE West, the City of Rancho Cucamonga provides access to a diverse work force that is valuable for manufacturing, warehousing, transportation, and e-commerce tenants. The property’s adjacency to the ONT international airport is ideal to service Southern California, with proximity to several major freeways including I-10, I-15, I-210, CA-60, and the I-215



Property Specifications

OVERVIEW

Address:	9177 Center Avenue, Rancho Cucamonga, CA
Tenant:	Balancefrom, LLC A California limited liability company
Occupancy:	100%
Sub Market:	Inland Empire West – Airport Area
APN:	0209-262-14; 023

BUILDING FEATURES

Year Built:	1974
Clear Ht:	21’ minimum clear height
Truck Court:	Up to 125’ deep at East End
Loading:	11 DH 4 GL
Zoning:	NI – Neo Industrial
Parking:	110 Auto Parking Stalls

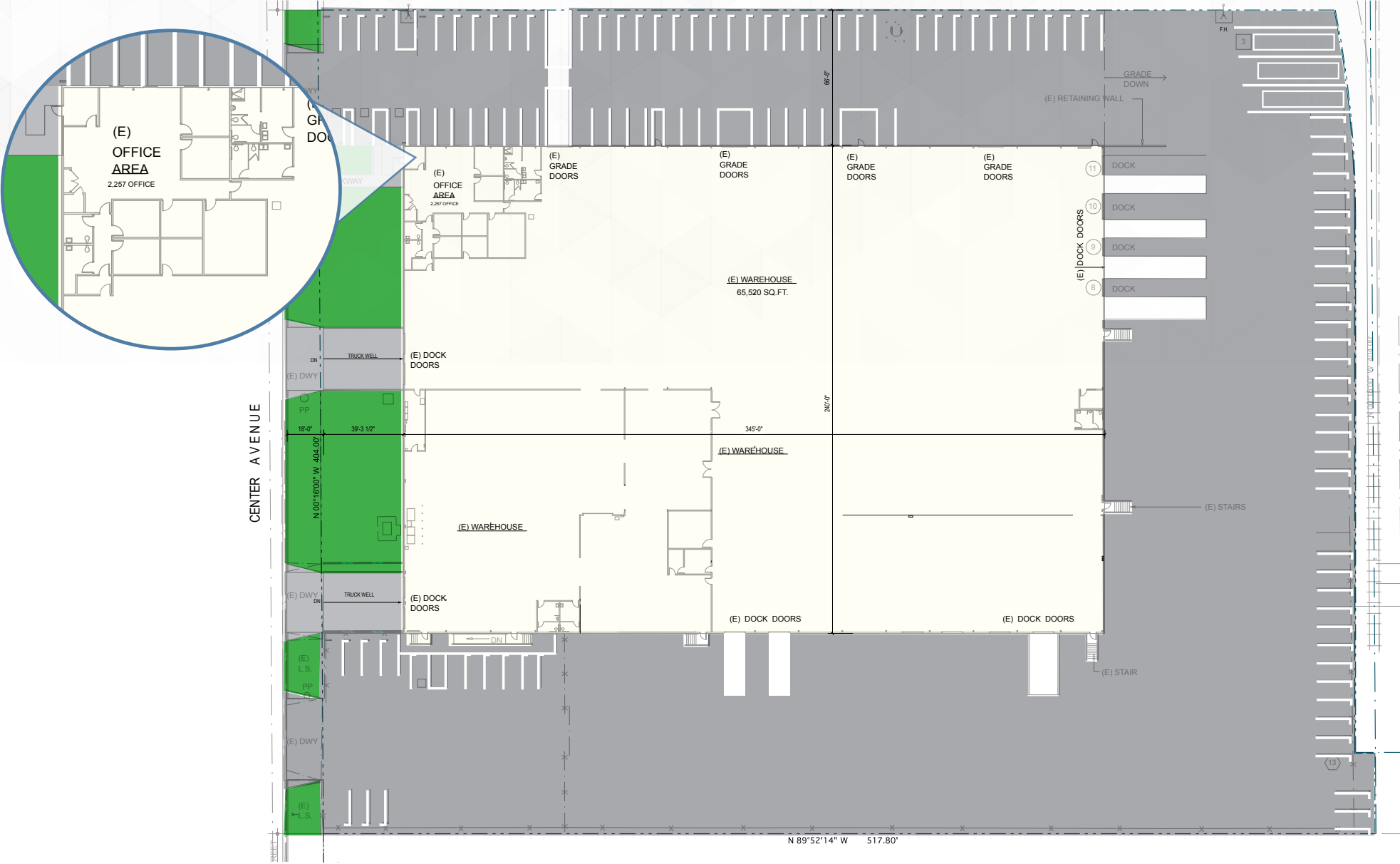
SIZE

Total Rentable Area:	83,520 SF
Land Size:	4.76 Acres
Office Area:	2,257 SF
Coverage:	40% FAR

CONSTRUCTION INFORMATION

Type:	Concrete Tilt Up
Building Dimensions:	345 LF x 240 LF
Skylights:	Installed
Sprinklers:	Wet Sprinkler System
Power:	4,000 Amps 277-480V Power

SITE PLAN





RANCHO CUCAMONGA

9177
CENTER
AVENUE

57 MILES
DRIVING DISTANCE TO
LAX AIRPORT

57.6 MILES
DRIVING DISTANCE TO
POLA/POLB

46.2 MILES
DRIVING DISTANCE TO
SNA AIRPORT

2.2 MILES
DRIVING DISTANCE TO
LA-ONT AIRPORT

19.1 MILES
DRIVING DISTANCE TO
BNSF

ABOUT THE INLAND EMPIRE

The Inland Empire, CA Overview

The Inland Empire, spanning Riverside and San Bernardino counties, is a strategic hub for warehousing and logistics, favored for its geographic location, superior transportation infrastructure, economic benefits, and a robust labor force. Centrally located near major California markets and ports such as Los Angeles and Long Beach, the Inland Empire enables efficient distribution networks, crucial for businesses needing fast and cost-effective shipping solutions.

The region's extensive network of key freeways, along with the Ontario International Airport and strong rail links, supports high-capacity logistics operations, facilitating easy movement of goods to and from major distribution points.

Offering lower land and development costs compared to coastal areas, along with favorable zoning for industrial growth, the Inland Empire attracts substantial warehousing investments, making it an economically attractive locale for new and expanding businesses.

With a large, skilled workforce bolstered by local educational institutions focused on logistics and supply chain management, the area ensures a steady supply of qualified personnel to support these industry's demands.

These collective advantages make the Inland Empire a prime location for businesses looking to optimize their warehousing and logistical operations, ensuring efficiency and growth in a competitive market.





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