



FOR SALE: PRIME IE WEST INDUSTRIAL
100% LEASED INVESTMENT
83,520 Square Feet | 4.76 Acres



38 Months WALT remaining at Below Market Rents
100% Leased for distribution and warehousing thru July 29, 2027
Tremendous IE West location in Rancho Cucamonga, CA

EXCLUSIVELY OFFERED BY:

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LEE | CHANG
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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. The Property is 100% leased to Balancefrom, LLC, a California LLC through July 29, 2027.

With 38 months WALT remaining as of May 1, 2024, this is a rare opportunity to acquire stable in-place cash flow with a long-term committed tenant and NOI upside in the highly desirable Inland Empire West sub-market, one of the strongest industrial markets in the country. Over the last 12 months, the Airport Area submarket of the IE West has reported a positive 4.1M SF of net positive absorption, recorded 21.2M SF of new lease signings, and the average market Sale Price per SF of building sales has been \$296 PSF with an average market CAP Rate below 5.0%.

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.

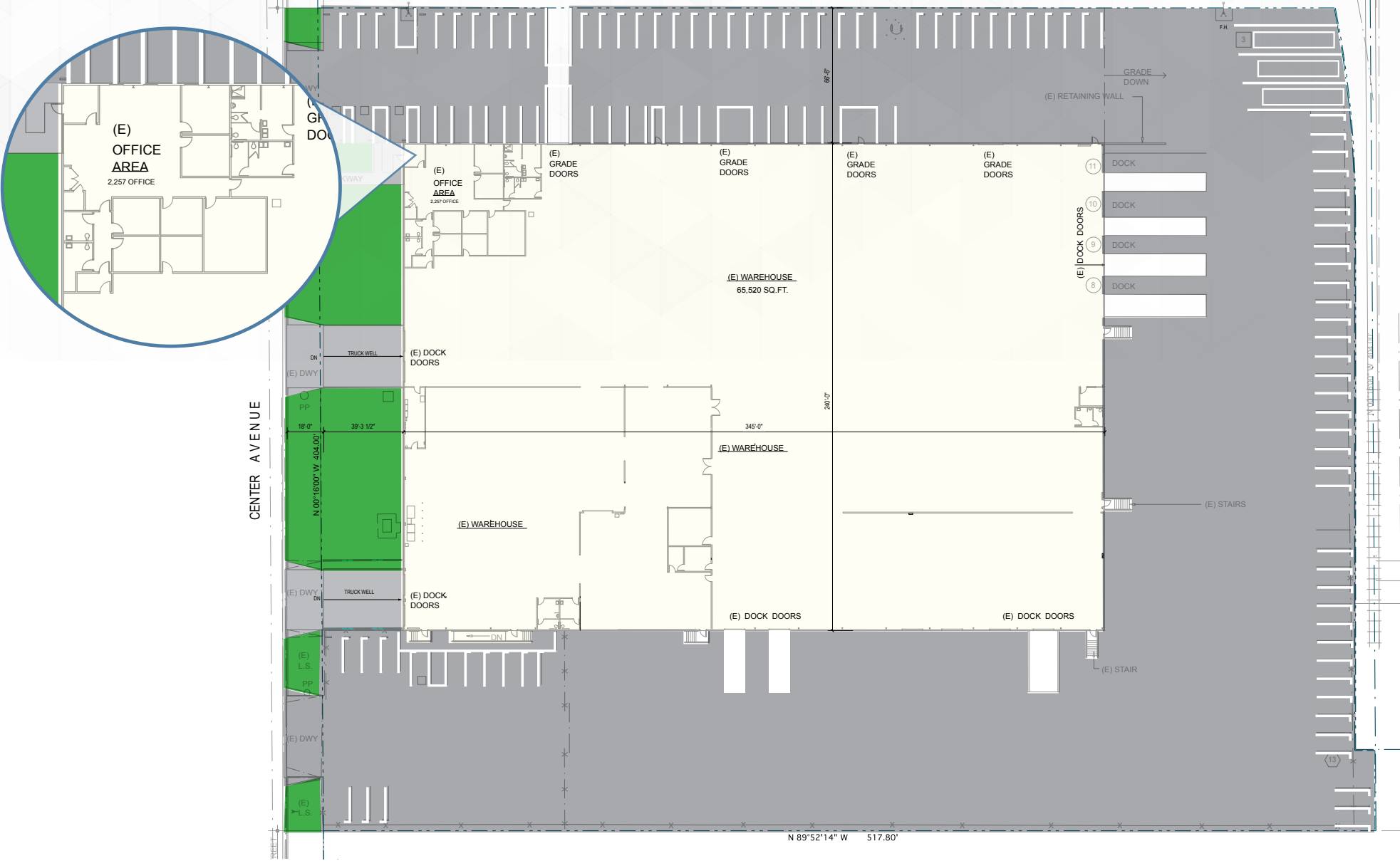
BUILDING SUMMARY

Rentable Square Feet:	83,520 SF
Land:	4.76 Acres
Coverage:	.40
Zoning:	Neo Industrial
WH Clear Height:	21' Minimum
Loading:	11 DH 4 GL
Parking:	110 Parking Stalls Excess Trailer Parking Available
Truck Court:	Up to 125' Loading on all 4 sides
WALT:	38 Months as of June 1, 2024
Sub Market:	West Inland Empire Easy access to the I-10, I-15, I-210, and CA-60 Freeways

INVESTMENT HIGHLIGHTS

Single Tenant 100% Leased Industrial Core Asset with low coverage ratio.	38 Months WALT As of June 1, 2024
Prime location in the Western Inland Empire ensures long term stabilized cash flow projections.	\$1.18M Year 1 NOI
Loading on all 4 sides with secured truck parking area and potential rail spur access.	4% Annual Increases
Excess land allows for future redevelopment potential.	100% Occupancy
	6.4% Vacancy Rate Airport Area IEW Sub Market

SITE PLAN





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.

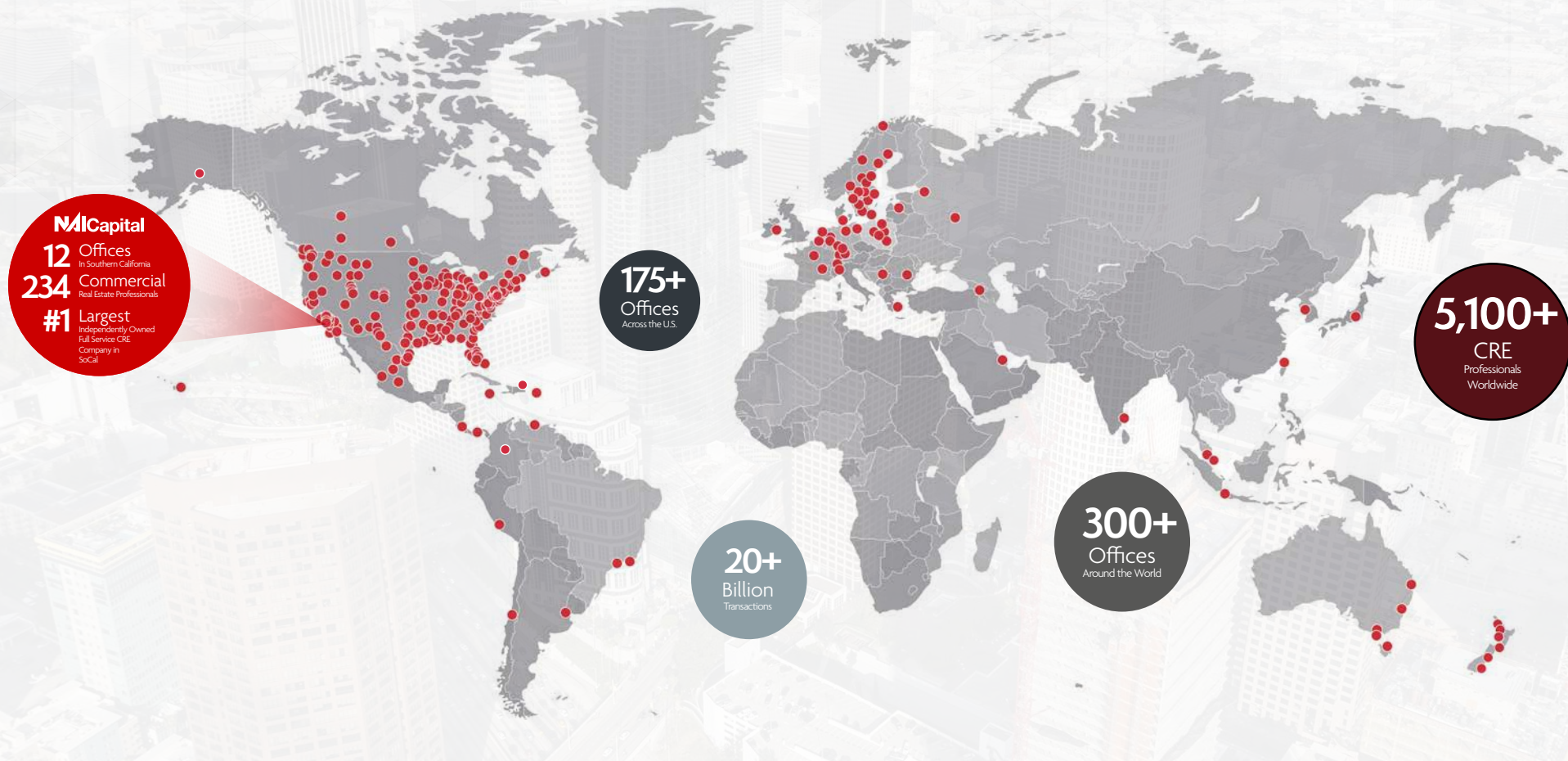
The region's extensive network of key freeways, along with the Ontario International Airport and strong rail links, supports high-capacity logistics operations, facilitating easy movement of goods to and from major distribution points.

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.





THE POWER OF OUR GLOBAL NETWORK

NAI Capital leverages the power of NAI Global’s network; the world’s largest managed network of commercial brokerage firms, consisting of 5,100 professionals in 300 offices worldwide and over \$20 Billion in annual transactions. No two people or real estate assignments are alike. What makes NAI Capital different? It’s the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients’ expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.



9177

CENTER AVENUE
Rancho Cucamonga, CA 91730

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