

FOR SALE/LEASE

MIXED-USE COMMERCIAL/INDUSTRIAL BUILDING
+/- 44,800 RSF ON 3.04 ACRES OF LAND



9271 ARROW ROUTE

Rancho Cucamonga, CA



Commercial Real Estate Services, Worldwide.

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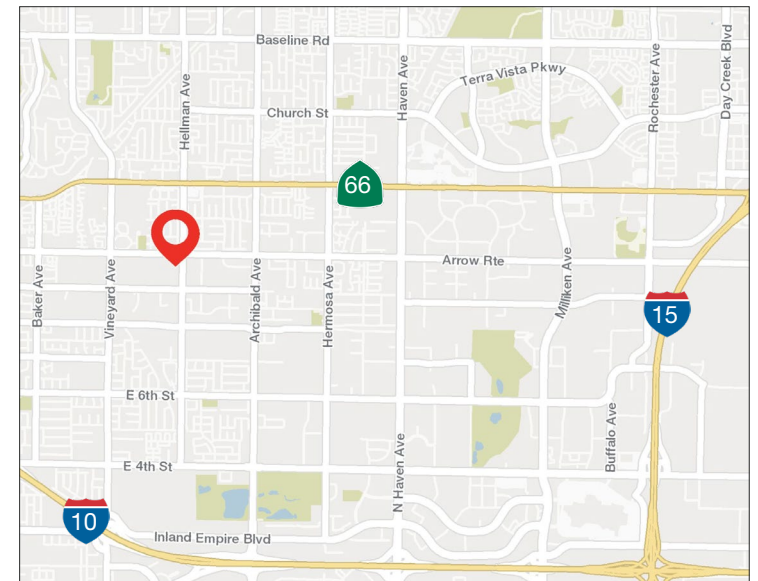
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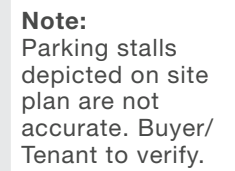
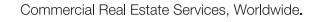


9271 ARROW ROUTE, RANCHO CUCAMONGA, CA

- An approximate 44,800 RSF freestanding mixed-use commercial / industrial building on approximately 3.04 acres of land
- Approximately 9,600 square feet of office space with updated multi-stall ADA bathrooms
- 185 auto parking spaces
- 16' minimum warehouse clearance with 70+ tons distributed HVAC in warehouse (Tenant/Buyer to verify)
- 1,200 Amps 277-480V 3Phase Power
- City of Rancho Cucamonga GI (General Industrial) zoning
- Street frontage / identity along Arrow Route and Hellman Avenue
- Dock High and Grade Level loading
- Located just minutes from the I-10, I-210, I-15, and CA-71 freeways.



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