

FOR SALE

±41,630 SF INDUSTRIAL BUILDING

9076 HYSSOP DRIVE | RANCHO CUCAMONGA, CA 91730

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FREEWAY SIGNAGE!

PROPERTY DETAILS

- ±41,630 SF Masonry/Metal Industrial Building
- ±3,630 SF of Office Space
- ±38,000 SF of Warehouse Space
- 18'-24' Clear Height
- 8 Ground Level Doors
- Fully Sprinklered
- 3,600 Amps, 277/480 Volt, 3 Phase, 4 Wire (verify)
- 52 Parking Spaces (1.25/1,000 Ratio)
- Freeway Frontage
- (1) 7.5 Ton Crane
(2) 5 Ton Cranes
- New Plasma Lighting & High Bay Lighting
- 2 Cooling Compressors
- Air Compressors
- Insulated Ceiling
- Drive Around Gated Yard
- 2.48 Acre Parcel
- Freeway Building Signage

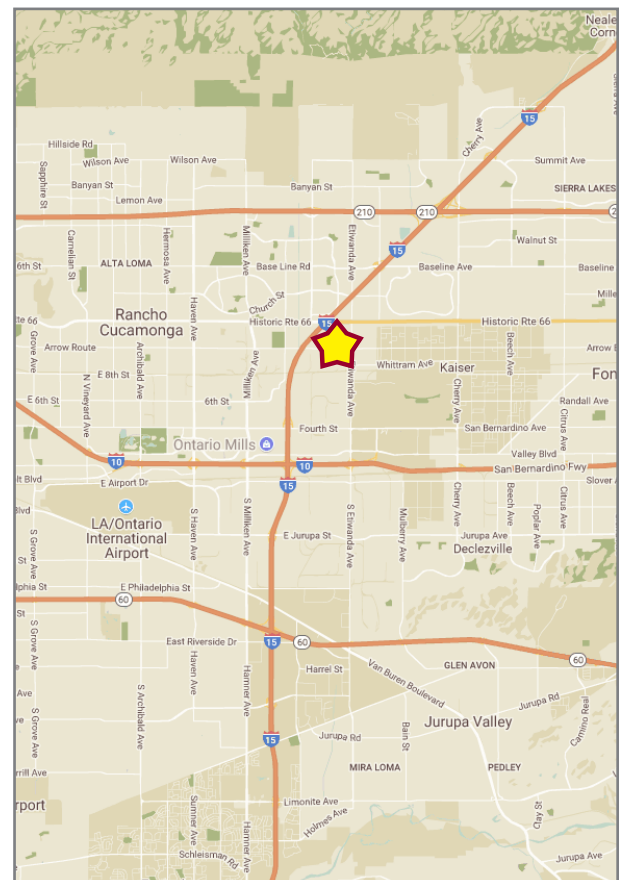
\$5,650,000 (\$136 PSF)

JIM NADAL, CCIM, SIOR

951.445.4520

jnadal@leetemecula.com

Lic.#01040679



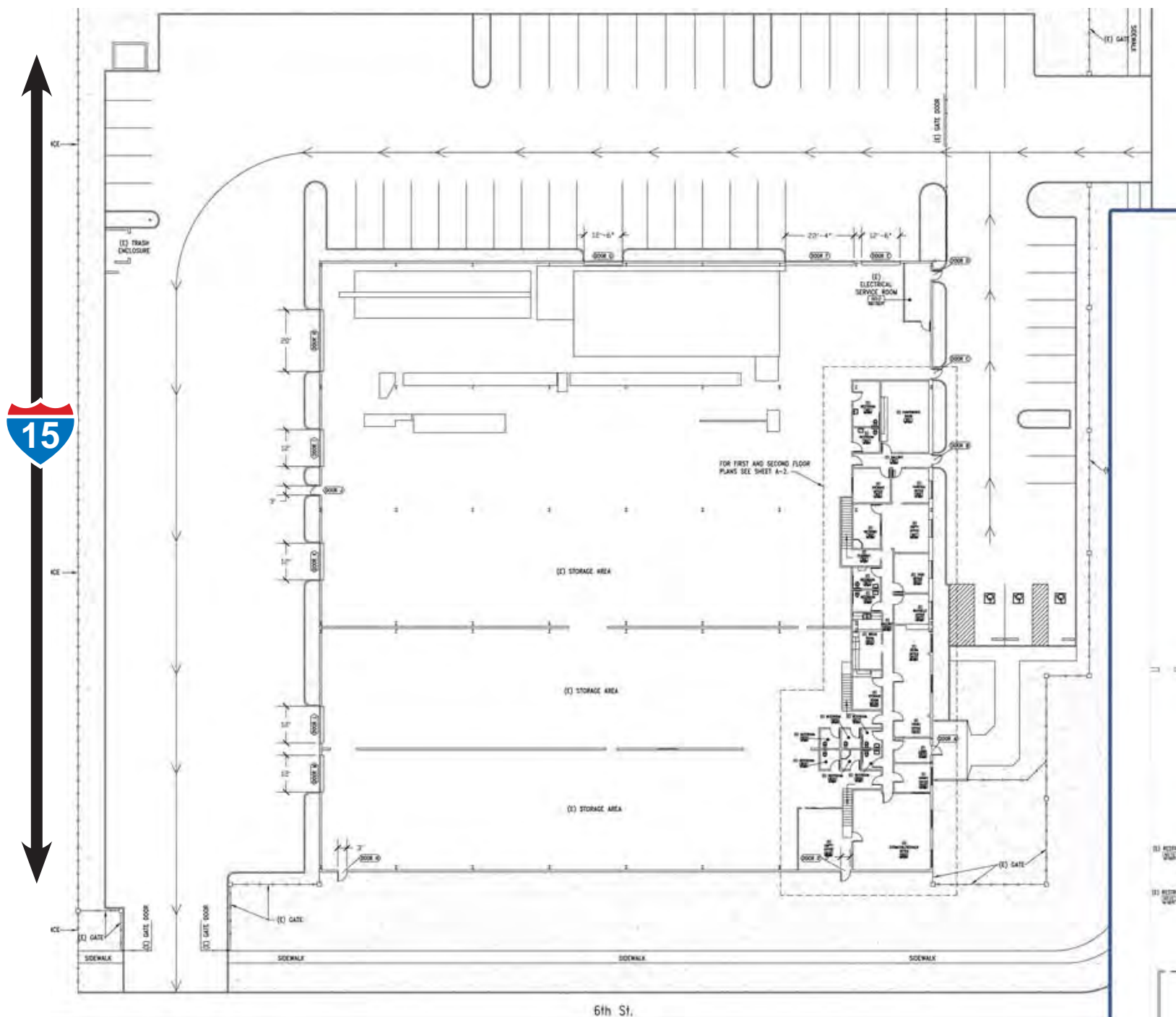
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

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SITE PLAN



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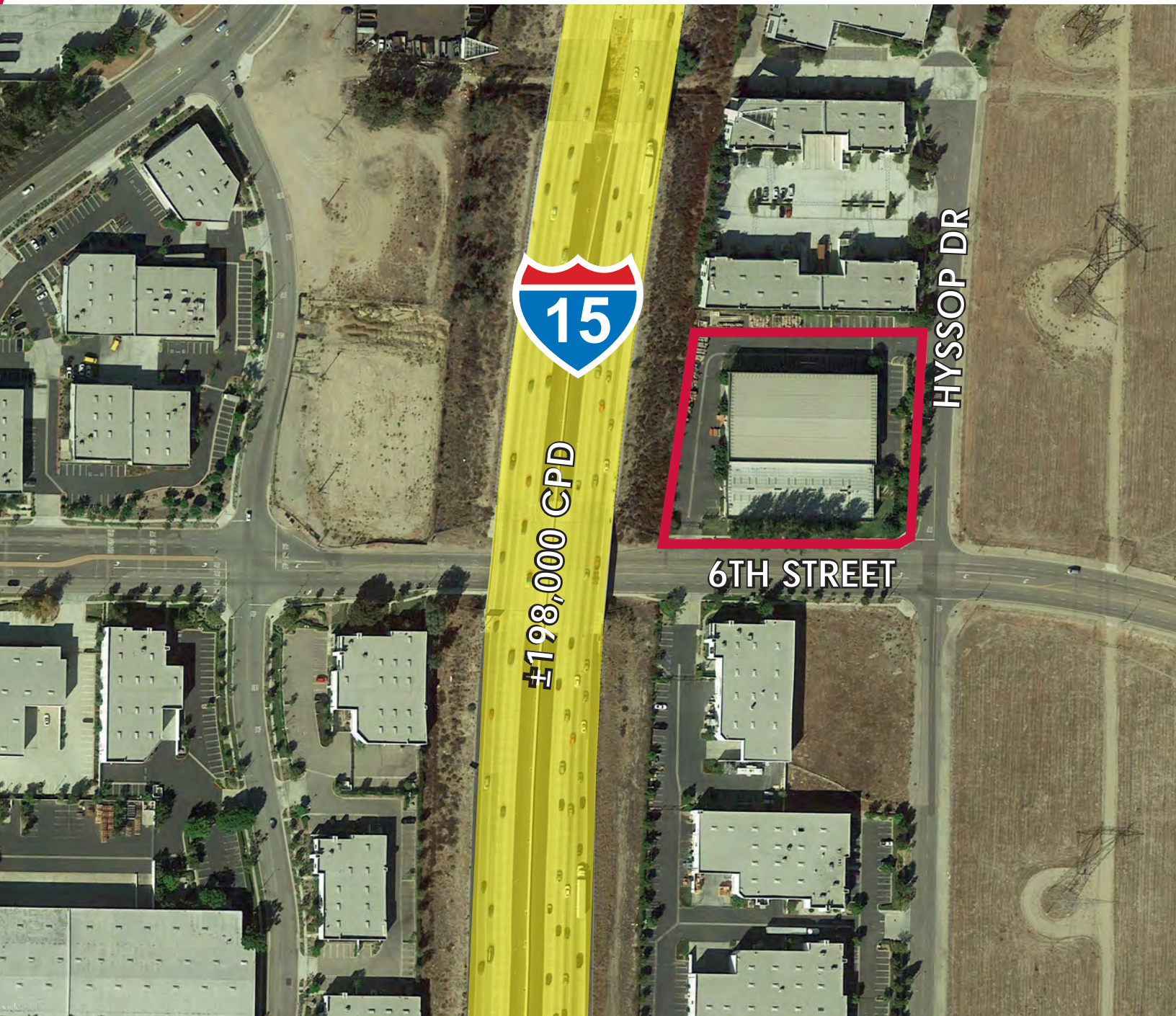
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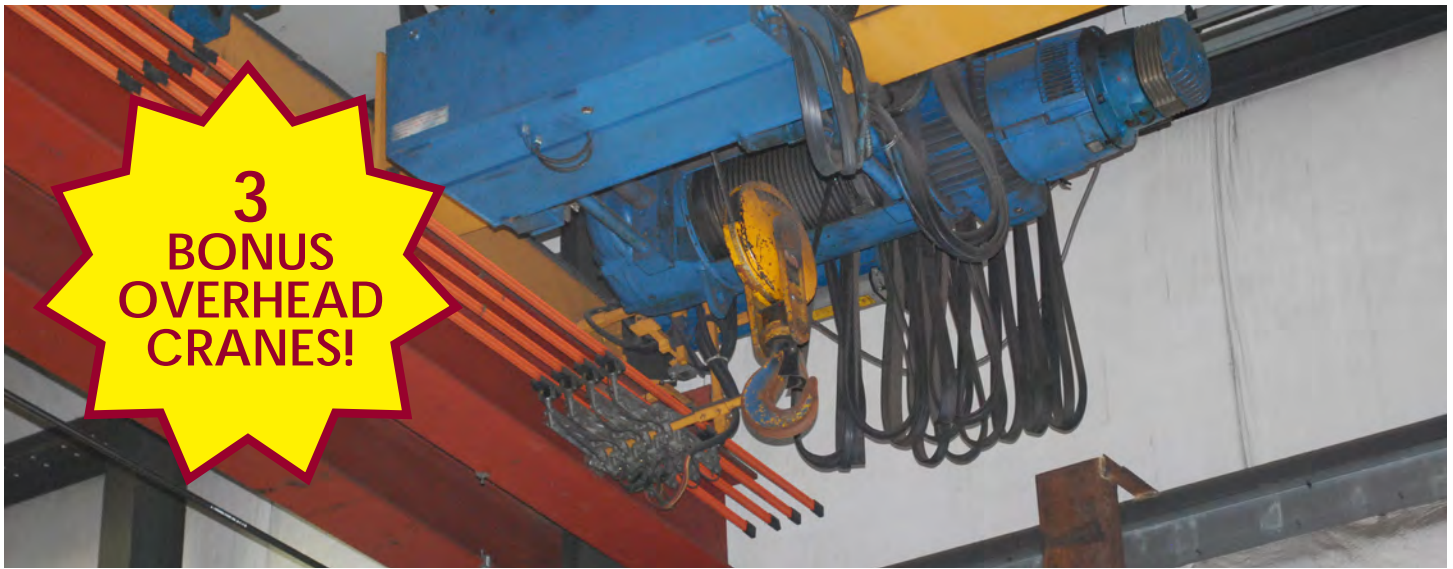


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**3
BONUS
OVERHEAD
CRANES!**



**HUGE
GATED
YARDS**



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**3,600 SF
OFFICE**



**3,600 AMPS
480V POWER**