

# FOR LEASE OR SALE

±25,000 SQUARE FOOT INDUSTRIAL BUILDING

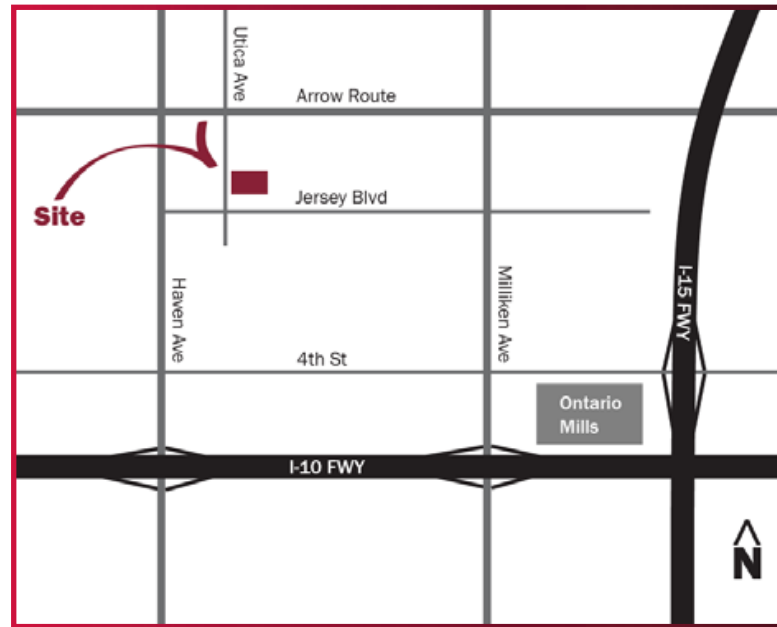


8707 UTICA AVENUE, RANCHO CUCAMONGA, CALIFORNIA



## PROPERTY FEATURES

- ±3,646 SF Two-Story Office Area
- Sewer Discharge: 246 EDUs
- 24' Clearance Height
- 400 Amps, 277/480 Volt Power
- Double-Wide Exterior Truck Well with 1 Pit Leveler
- Four (4) Grade Level Doors 12'x14'
- Fire Sprinklers 0.45/3,000 GPM
- ±62 Parking Spaces
- ±1,878 SF Freezer and ±2,964 SF Cooler (Available as Storage)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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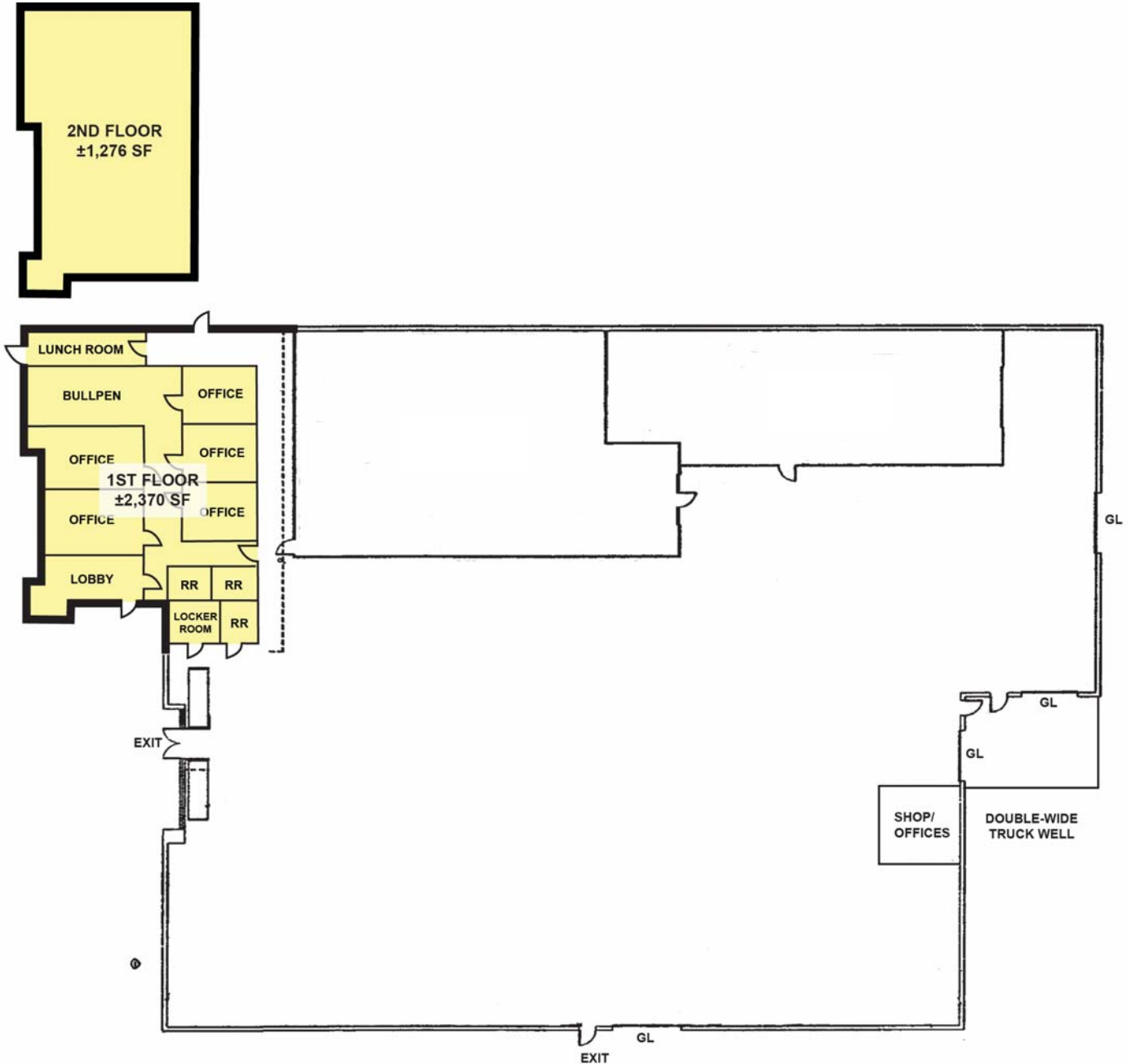
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## SITE PLAN



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