

13045 WHITTRAM AVENUE

FOR LEASE - BREAKING GROUND 1Q 2026

PLANNED ±86,194 SF STATE-OF-THE-ART DISTRIBUTION FACILITY



RANCHO CUCAMONGA
CALIFORNIA, 91739

Voit
REAL ESTATE SERVICES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



AERIAL



Whittram Ave

LOCATION MAP



BUILDING FEATURES



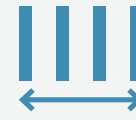
32' warehouse clear height



ESFR sprinkler system (K-25) @25 psi



±2,500 SF first floor office space and 2,500 SF of Mezzanine



52' x 50' typical column spacing



2,000 amp power services



9 - dock high loading doors (9'x10')



1 - grade level doors (12'x14')



five (5) pit levelers 35,000 lb mechanical pit levelers



3% skylights with bars



±50 auto parking stalls



±116' secured concrete truck court



6" thick building slab



±4.1 acre lot size



Close proximity to 10 and 15 freeway

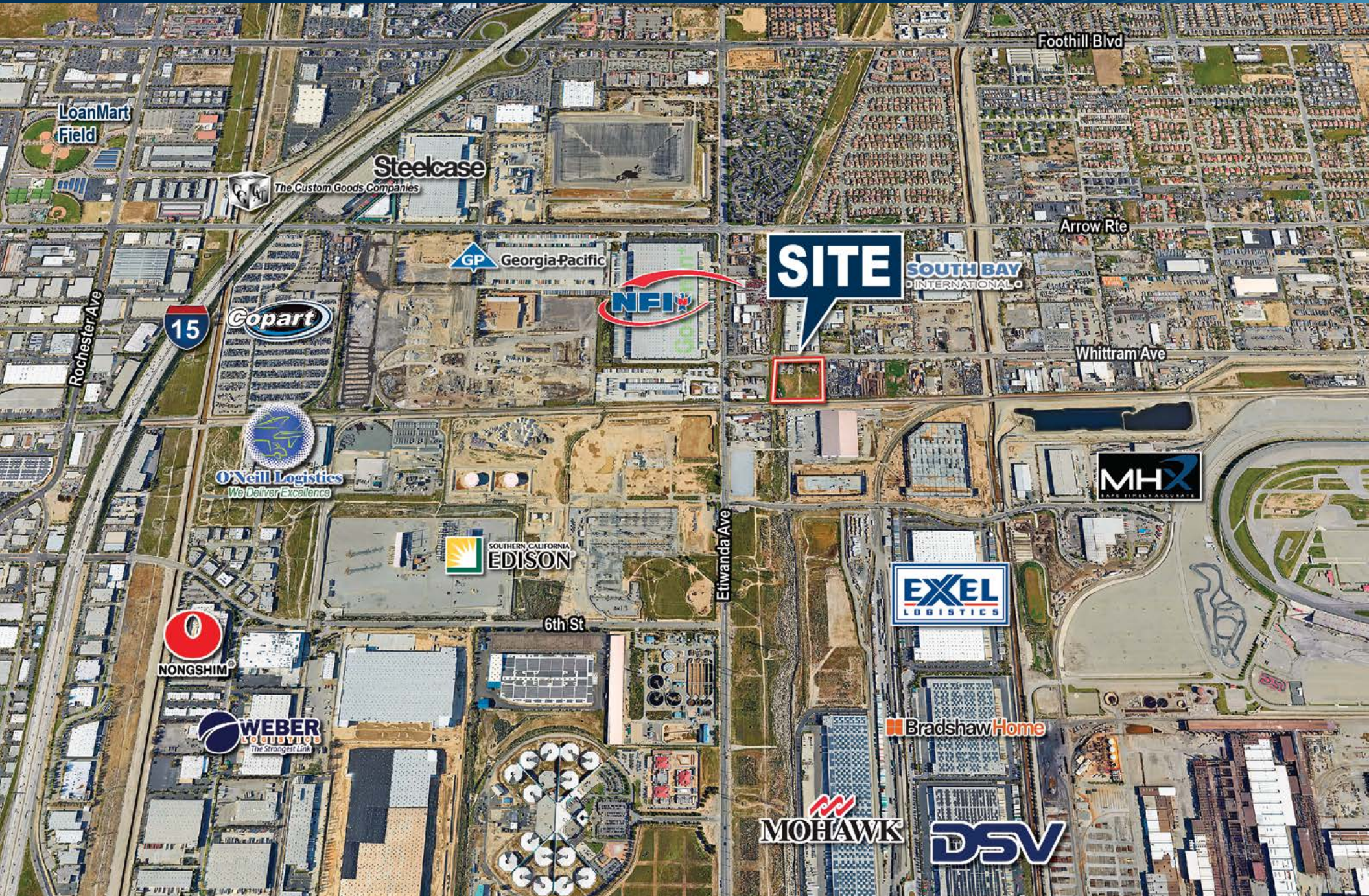


LED warehouse lighting

SITE PLAN



LOCATION AERIAL





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