

±15,461 SF INDUSTRIAL UNIT FOR SUBLEASE

8885 WHITE OAK AVE., UNIT 104, RANCHO CUCAMONGA, 91730

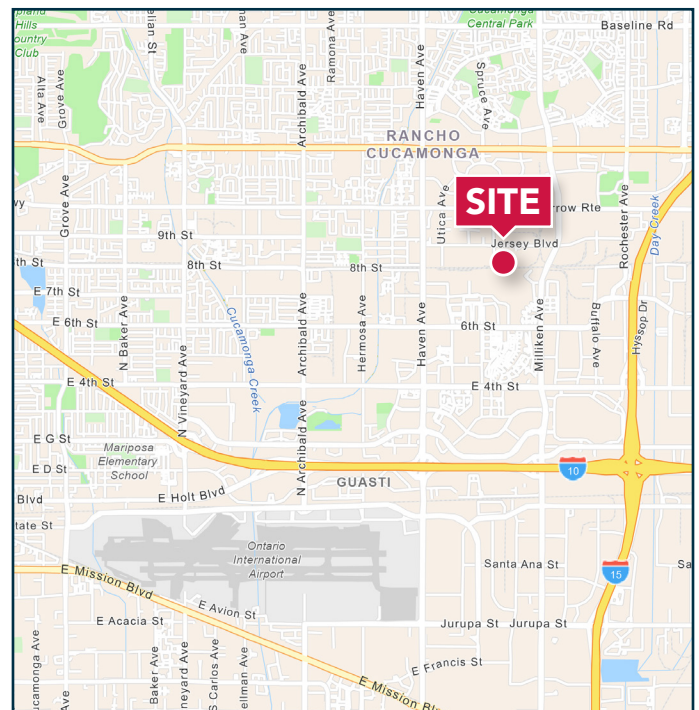


**DO NOT DISTURB TENANT
CALL BROKER TO SHOW**

**4% COMMISSION TO PROCURING BROKER
WITH LEASE SIGNED BY JUNE 1, 2026**

PROPERTY HIGHLIGHTS

- Sublease Term through December 14, 2027
- ±1,134 SF Office - Reception, 2 Private Offices, 1 Open Bullpen, and 2 Restrooms
- ±1,254 SF Bonus Mezzanine (Not Included in Total Square Footage)
- 3 Dock High Doors (2 EOD & 1 Pit Leveler)
- 1 Oversized Grade Level Door with Drive-In Ramp
- 30' Minimum Clear height
- ESFR Sprinkler System with k-17 Heads
- 400 Amps, 277/480 Volts, 3 Phase (Verify)
- Secure 100% Concrete Yard
- Close Proximity to 15 and 10 Freeways
- Part of a larger ±99,002 SF Multi-Tenant Building

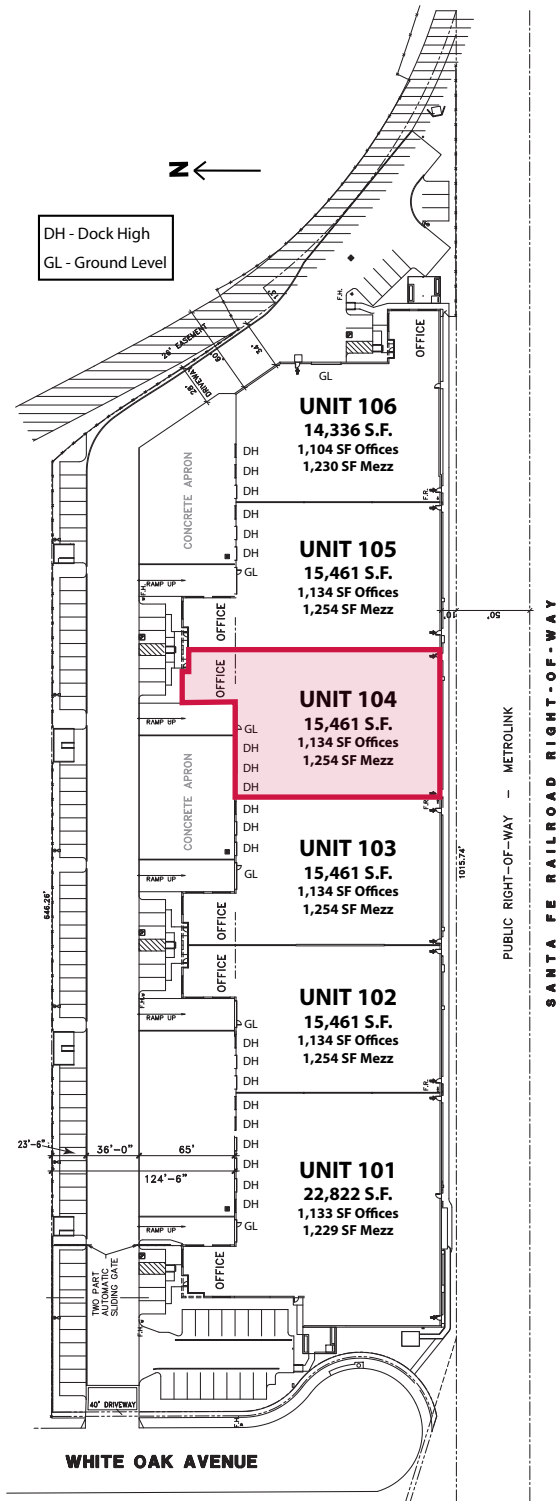


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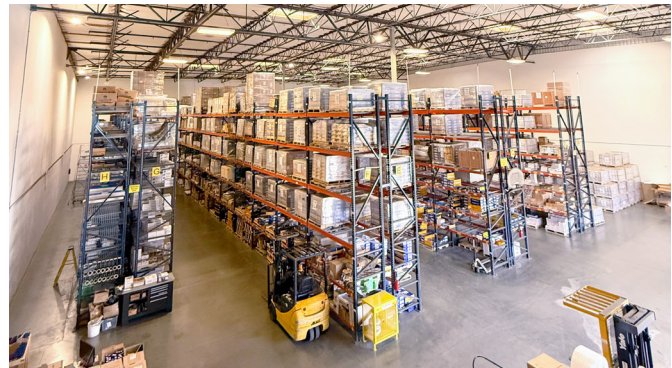
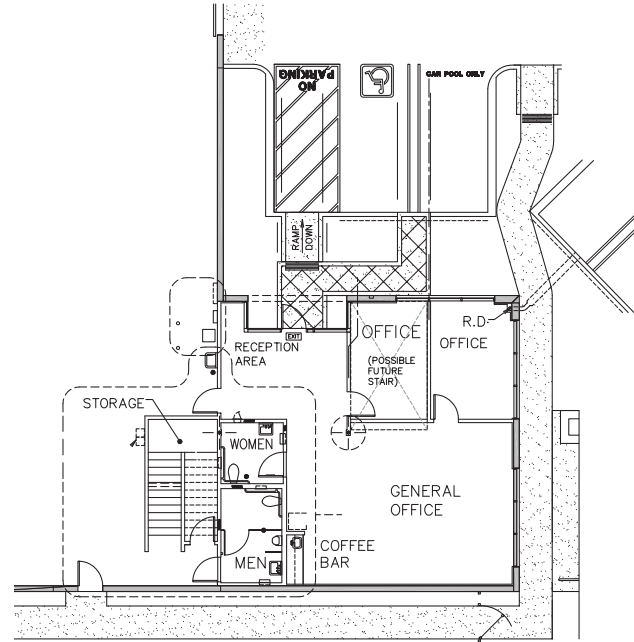
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Typical Office Floorplan



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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