

# PARK 10



RENOVATIONS UNDERWAY

9477 ARCHIBALD AVENUE - 9440 DOVER WAY | RANCHO CUCAMONGA | CALIFORNIA | 91730

FOR MORE INFORMATION:

**KEN JONES, SIOR**  
909.373.2726  
kjones@lee-assoc.com  
DRE #01703262

**BEN PALITZ**  
909.373.2910  
bpalitz@lee-assoc.com  
DRE #02093182

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, California 91764  
www.lee-associates.com



## PROPERTY FEATURES

- ±255,871 SF – office/industrial
- Extensive exterior improvements planned
- Available Suites ±3,140 to ±10,874 SF
- Suites ready for immediate occupancy
- Dock high and Grade level loading in various suites
- Various office buildouts
- 100% HVAC
- 200 Amps, 120/280 Volt Power
- 1.98/1,000 parking ratio

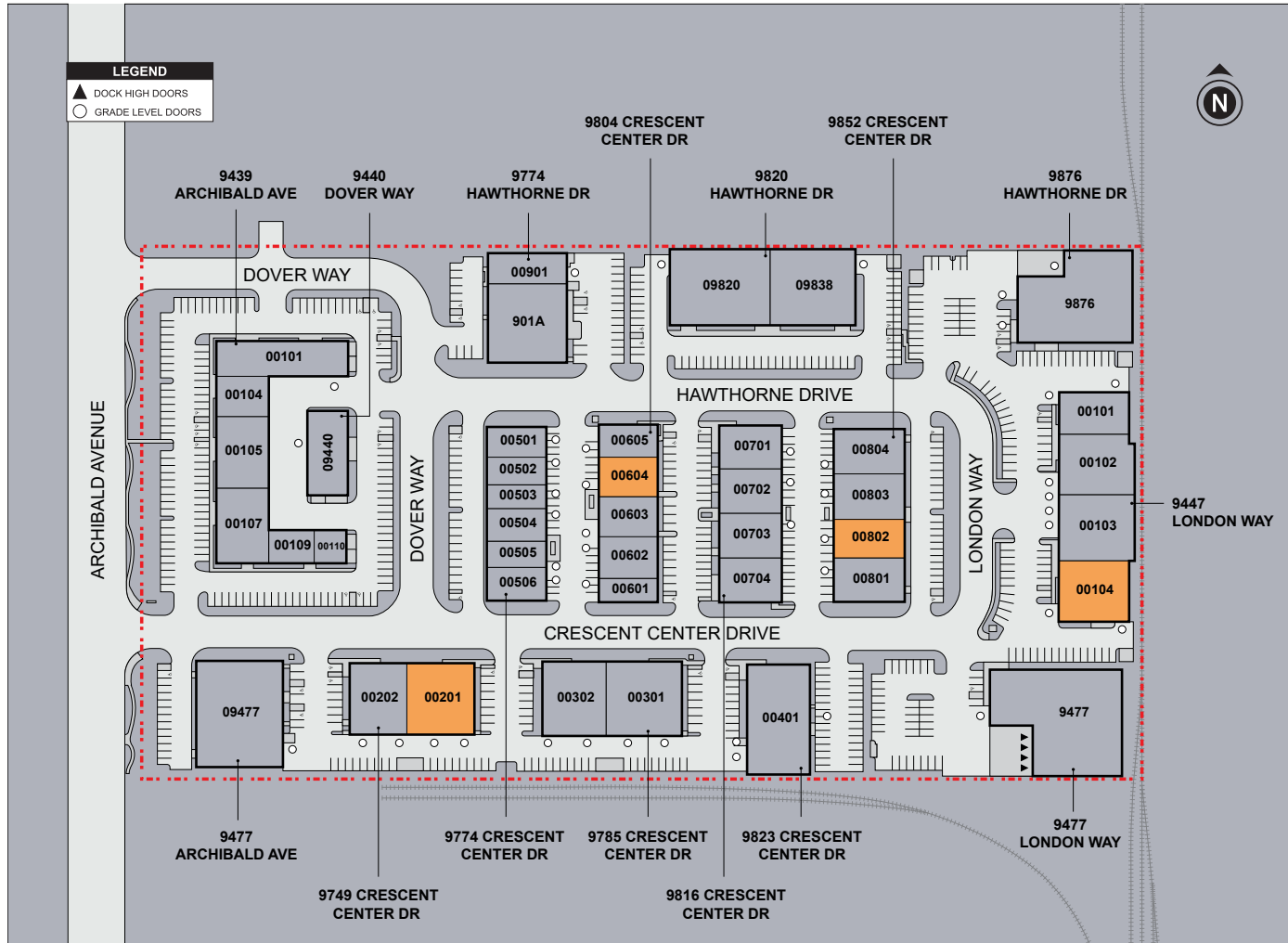


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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## SITE PLAN

UNDER NEW OWNERSHIP



### FOR MORE INFORMATION

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### AVAILABILITIES

AVAILABLE
  OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9447-104	±6,500	-	GROSS	NOW
9852-802	±4,831	-	GROSS	NOW
9749-201	±7,120	-	GROSS	NOW

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## AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9804-604	±3,140	-	GROSS	NOW
9440	±5,630	-	GROSS	JULY 01, 2026
9823-401	±10,874	-	GROSS	JULY 01, 2026



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COMMERCIAL REAL ESTATE SERVICES

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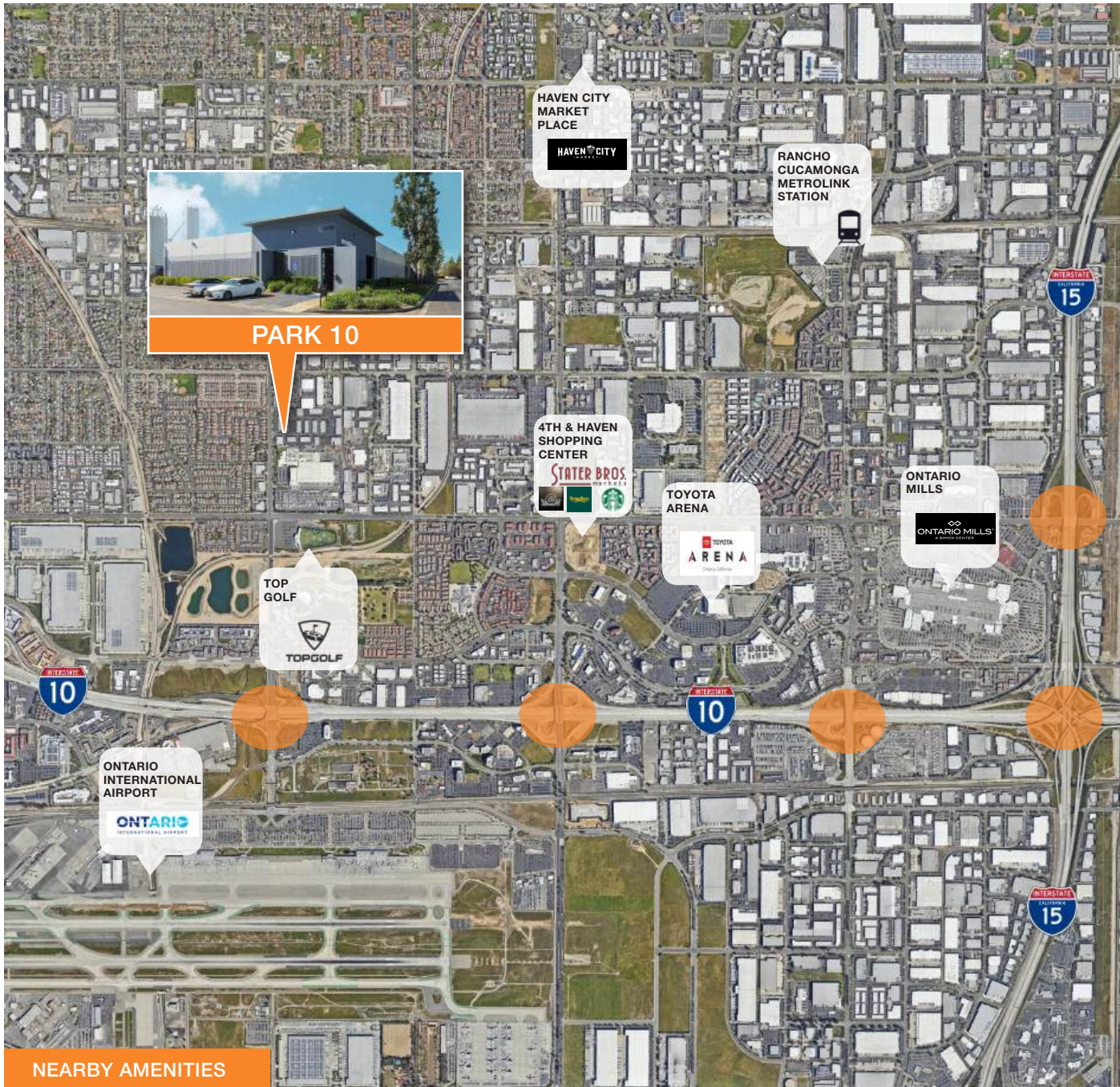
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## AMENITIES

UNDER NEW OWNERSHIP



### NEARBY AMENITIES

HAVEN CITY MARKET PLACE  
FOOTHILL VILLAGE SHOPPING CENTER  
THE STACKZ CO.  
4TH & HAVEN SHOPPING CENTER  
ONTARIO MILLS  
TOP GOLF ONTARIO

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NEARBY AMENITIES