

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 ±7,977 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

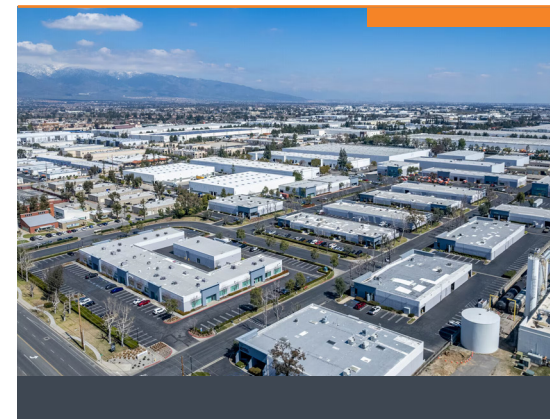
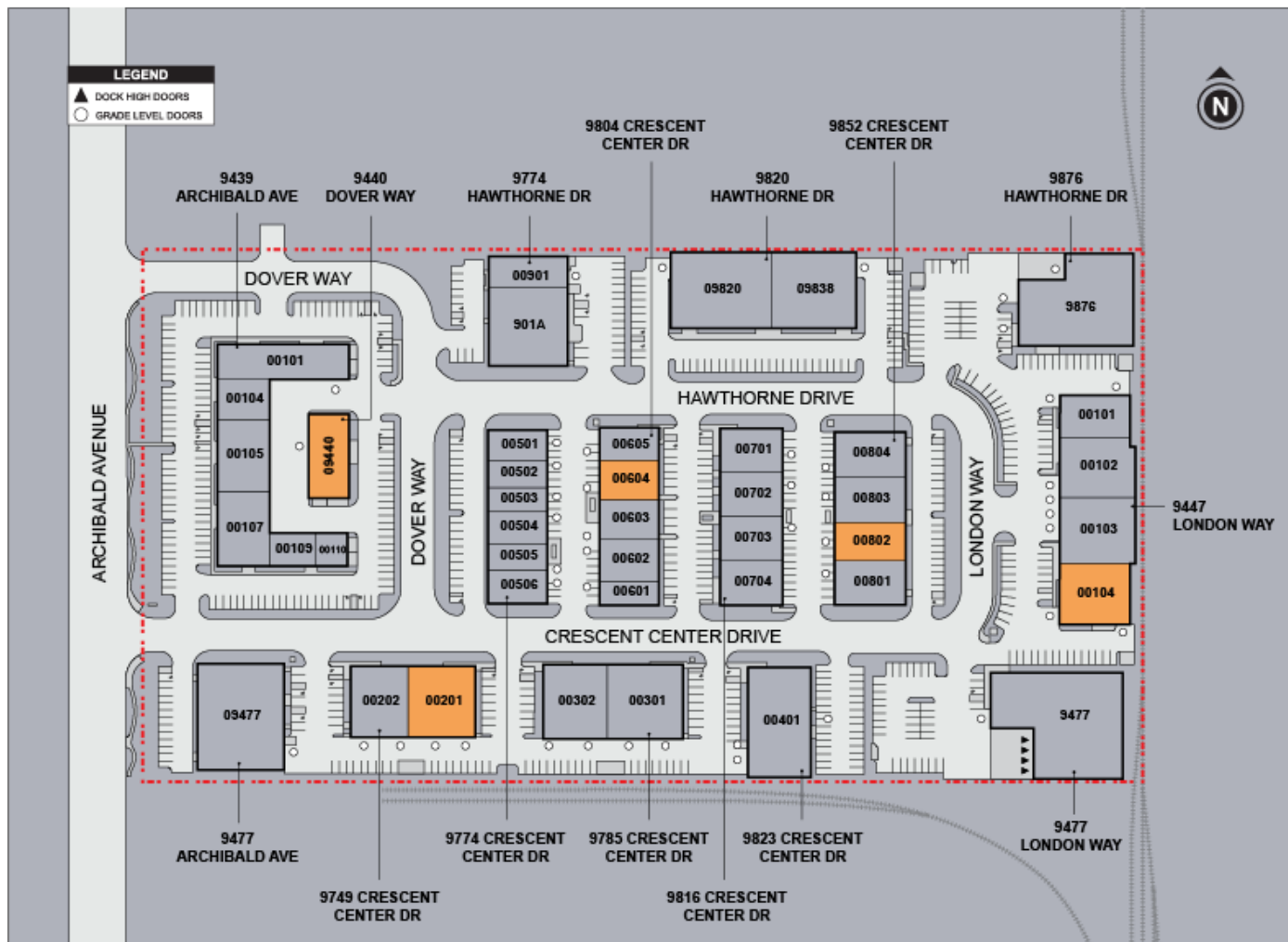


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

PARK 10

SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9440	±5,630	-	\$1.70 GROSS	NOW
9447-104	±6,500	-	\$1.70 GROSS	NOW
9749-201	±7,120	-	\$1.70 GROSS	NOW

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AVAILABILITIES



AVAILABLE



OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
9785-301	±7,977	-	\$1.75 GROSS	09.01.2026
9804-602	±3,140	-	\$1.85 GROSS	09.01.2026
9804-604	±3,140	-	\$1.80 GROSS	NOW
9852-802	±7,120	-	\$1.70 GROSS	NOW



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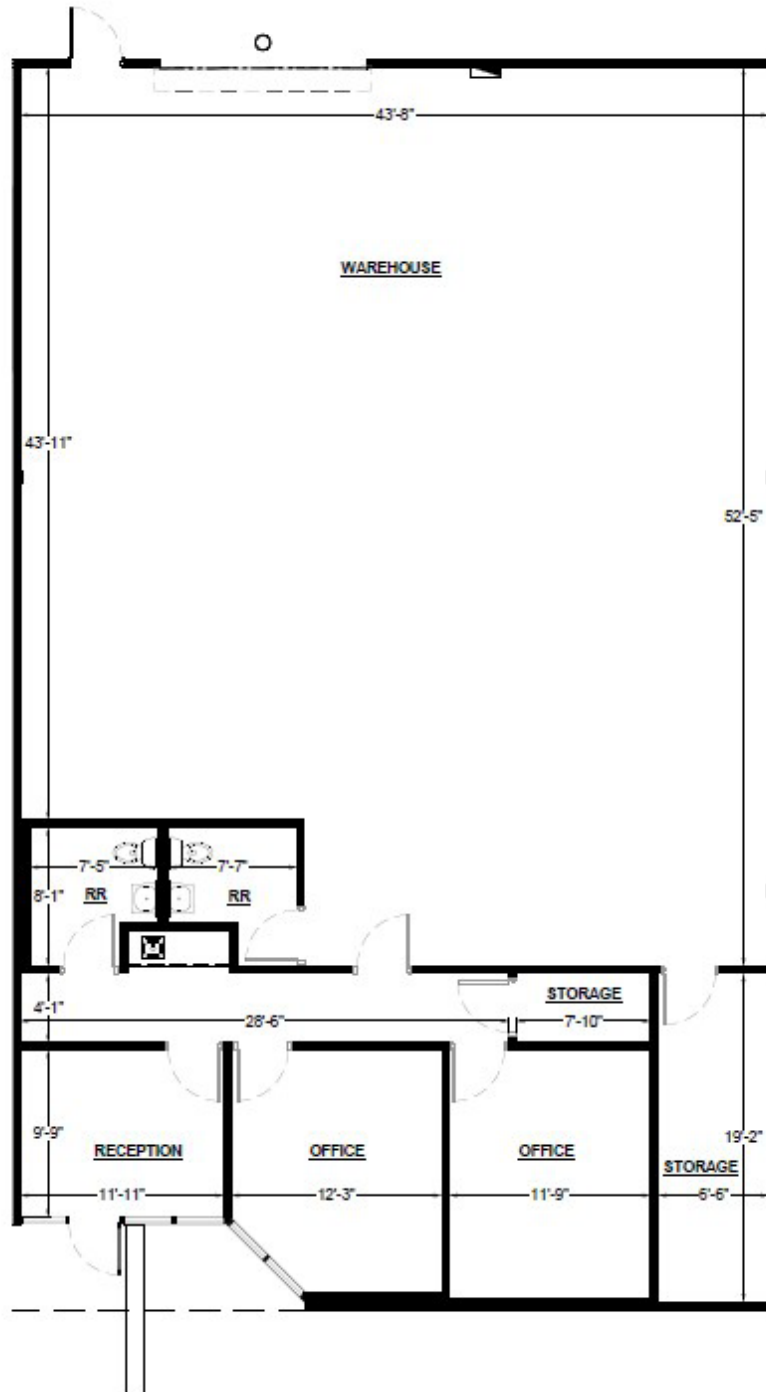
**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PARK 10

9804-604 FLOOR PLAN I ±3,140 SQUARE FEET

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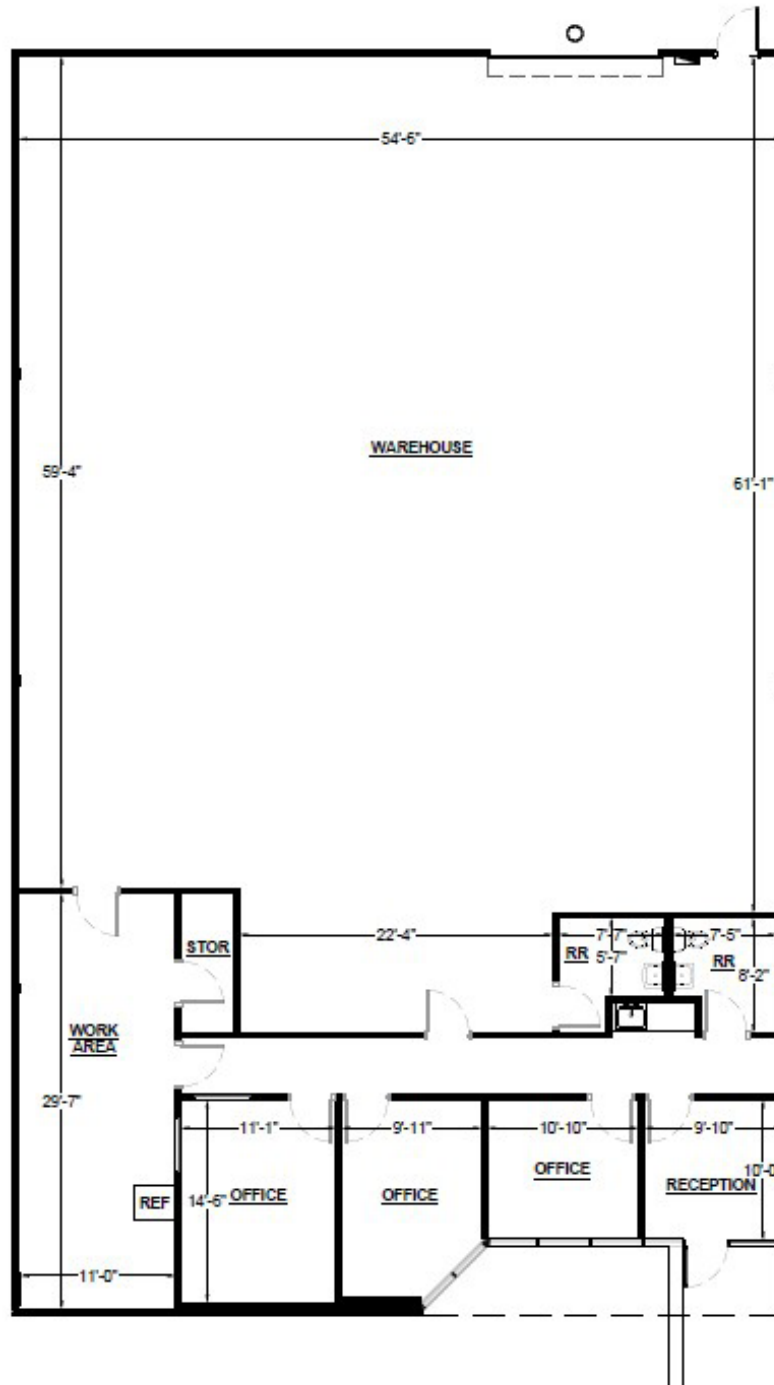
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9852-802 FLOOR PLAN I ±4,831 SQUARE FEET

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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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