

Southern California's Newest, State of the Art  
Dock High Distribution/ Fulfillment Center

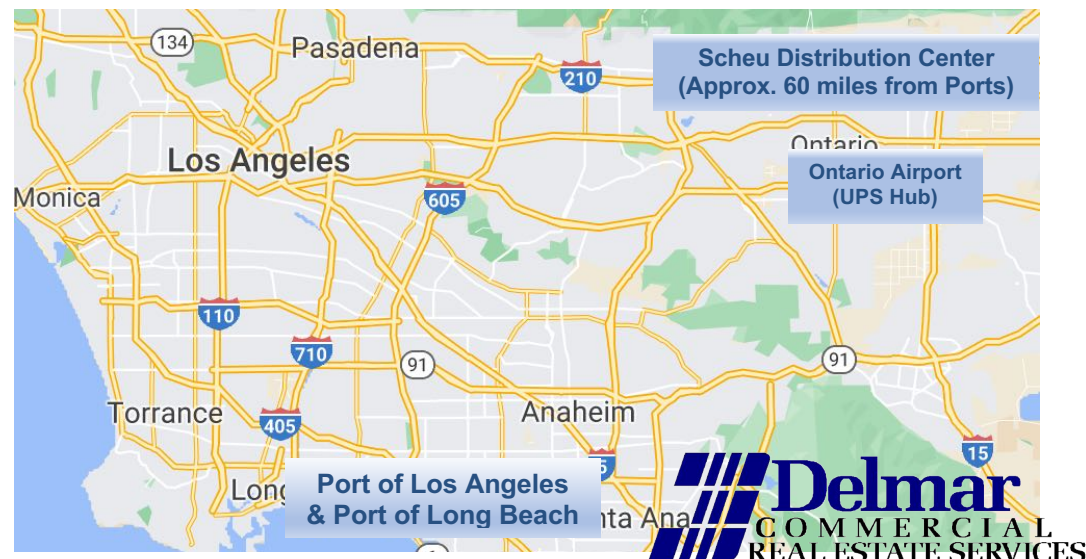
# SCHEU DISTRIBUTION CENTER



**9866 7<sup>th</sup> St. & 9863 Acacia St.  
Rancho Cucamonga, CA 91730**

## Project Features

- Units from 10,605 – 28,549 SF  
(Units can be combined)
- 32' Clear Height – Up to 33% more Storage Capacity
- ESFR Fire Sprinkler System
- 1,308 – 1,856 SF Office Areas
- 200 – 400 AMPS 277/480 Volt Electrical Service per Unit
- 2-4 Dock High Loading Doors (9'W x 10'H) per Unit
- Ground Level Loading Door (12'W x 14'H) per Unit
- LED Warehouse Lighting with Motion Sensors
- 189' Secured Concrete Truck Court
- Additional Trailer Parking Stalls for Each Unit
- Vehicle & Truck Charging Station Ready
- Easy Freeway Access via I-10, I-15, SR-210



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**Delmar**  
COMMERCIAL  
REAL ESTATE SERVICES

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## Corporate Neighbors

Frito-Lay  
General Motors  
QVC  
Best Buy  
Cooper Tire and Rubber  
Maxxis Industries  
Tryson Foods  
Coca-Cola  
Kumho Tire

ACACIA STREET

ARCHIBALD AVENUE



7TH STREET



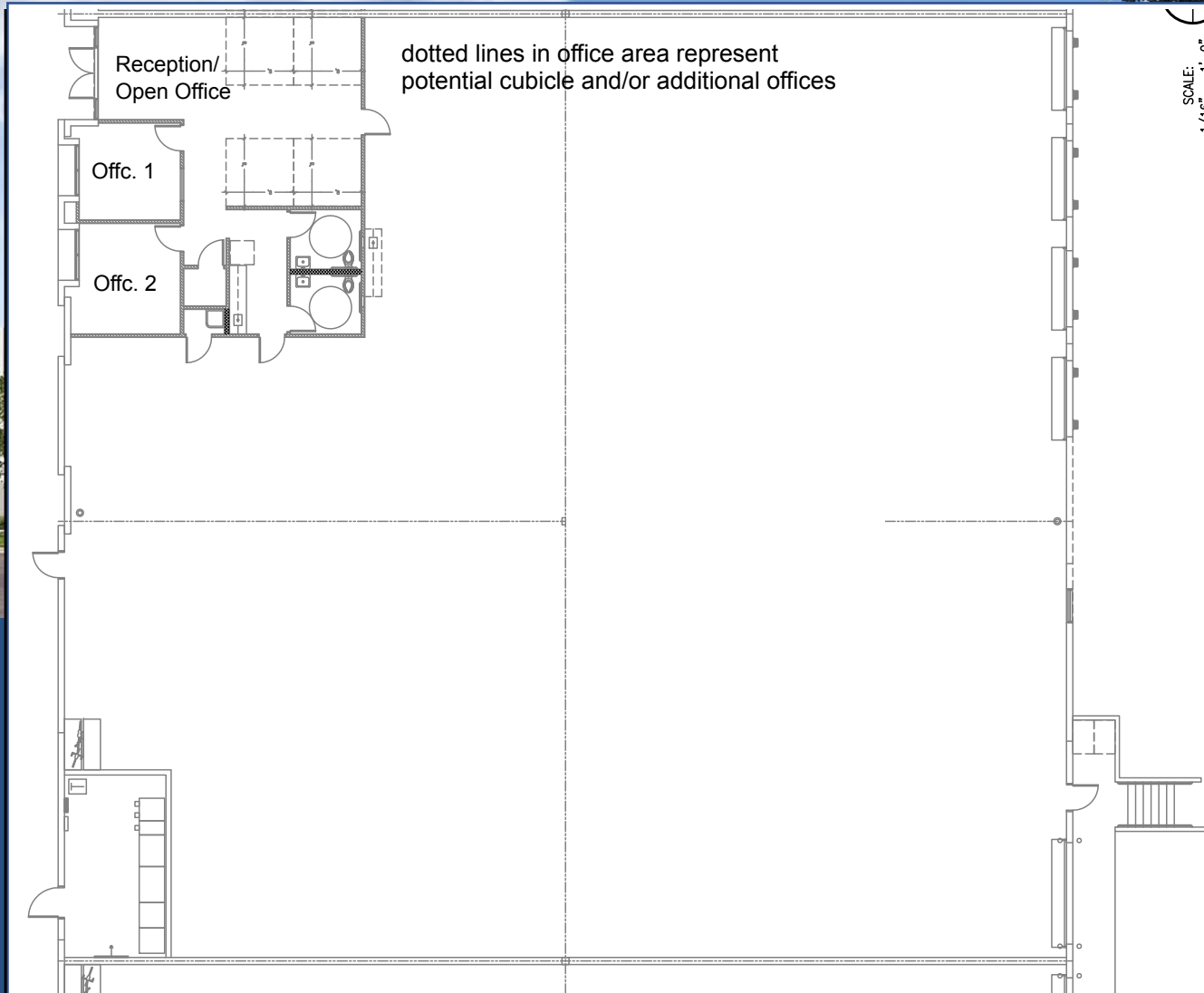
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9863 Acacia St., Ste. 135  
Rancho Cucamonga, CA 91730

13,490 Total S.F.  
1,319 Office S.F.



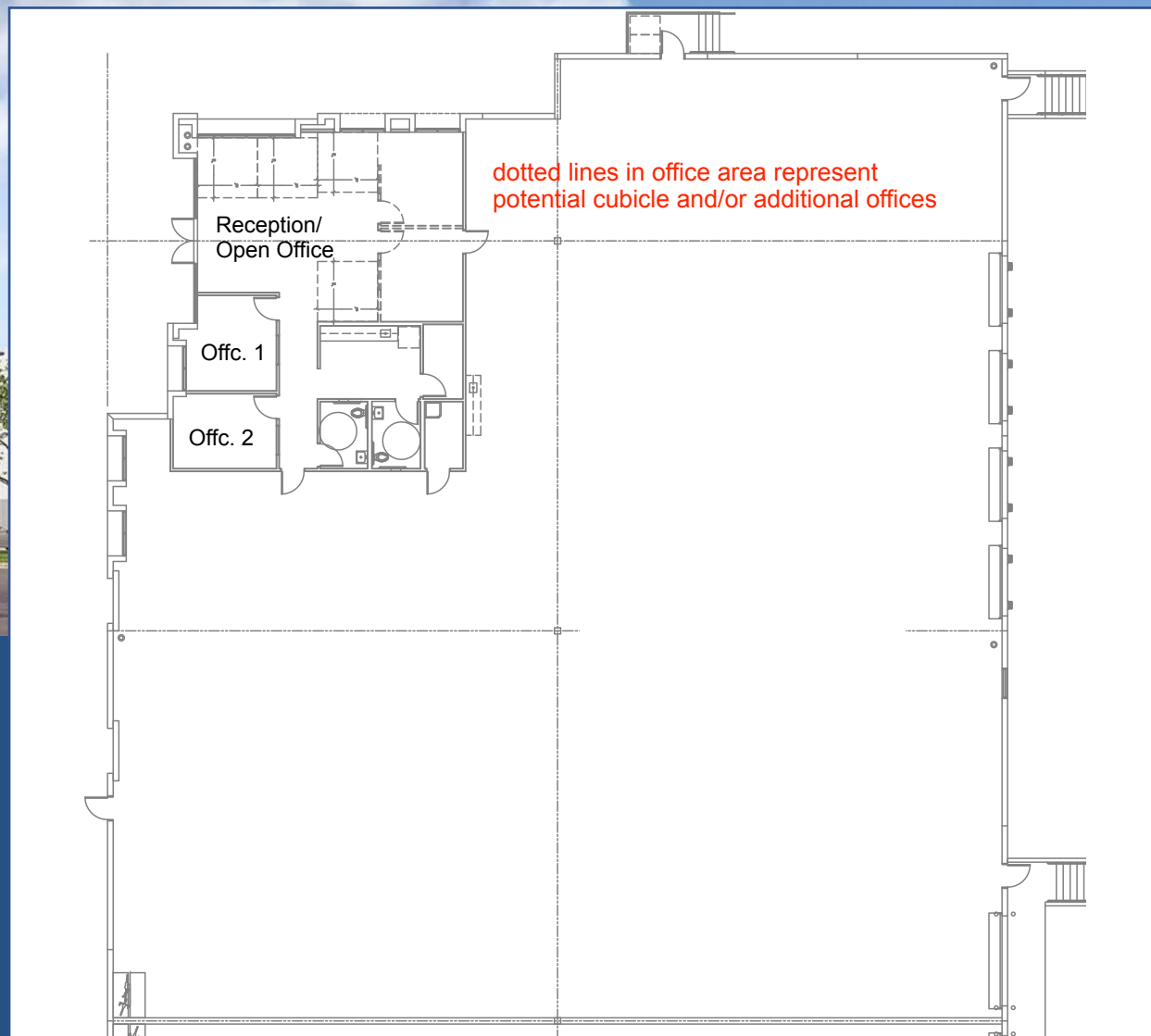
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# SCHEU DISTRIBUTION CENTER



9863 Acacia St., Ste. 155  
Rancho Cucamonga, CA 91730

14,421 Total S.F.  
1,701 Office S.F.



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## SCHEU DISTRIBUTION CENTER

RANCHO CUCAMONGA, CALIFORNIA

State of the Art Distribution/Fulfillment Center Warehousing

SUITE	SIZE	SF OFFICE	RATE/SF	RENT	CAM	TOTAL	Status
<b>9866 7th St</b>							
100	18,538	1856					<b>LEASED</b>
105	21,342	1810					<b>LEASED</b>
110	16,777	1805					<b>LEASED</b>
115	19,062	1808					<b>LEASED</b>
120	19,817	1805					<b>LEASED</b>
125	28,549	1917					<b>LEASED</b>
<b>9863 Acacia</b>							
130	11,666	1686					<b>LEASED</b>
135	13,490	1319	\$1.50		\$.10	<b>\$21,584.00</b>	<b>AVAILABLE</b>
140	10,605	1315					<b>LEASED</b>
145	12,050	1325					<b>LEASED</b>
150	12,525	1308					<b>LEASED</b>
155	14,421	1701	<b>\$1.52</b>		<b>\$.10</b>	<b>\$23,362.00</b>	<b>AVAILABLE</b>

Rates are all Industrial Gross and are subject to change

\$.10/SF CAM includes Water Sewer Trash Landscaping Exterior Maintenance

**For More Information Contact:**

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## SCHEU DISTRIBUTION CENTER

RANCHO CUCAMONGA, CALIFORNIA

State of the Art Distribution/Fulfillment Center Warehousing

SUITE	SIZE	SF OFFICE	Height	DH/GL	SPRINKLERS	AMPS	Trailer Pkg
<b>9866 7th St</b>							
100	18,538	1856	32'	2/1	ESFR	400	2
105	21,342	1810	32'	4/1	ESFR	400	4
110	16,777	1805	32'	2/1	ESFR	400	2
115	19,062	1808	32'	3/1	ESFR	400	3
120	19,817	1805	32'	3/1	ESFR	400	3
125	28,549	1917	32'	4/1	ESFR	400	4
<b>9863 Acacia</b>							
130	11,666	1686	32'	2/1	ESFR	200	2
135	13,490	1319	32'	4/1	ESFR	200	4
140	10,605	1315	32'	2/1	ESFR	200	2
145	12,050	1325	32'	2/1	ESFR	200	2
150	12,525	1308	32'	3/1	ESFR	200	3
155	14,421	1701	32'	4/1	ESFR	200	4

All units include 277/480 Volt electrical service with step-downs to 120/208volts

2% Skylights

Gated truck court with 27/7 keypad gate access

Close proximity to Ontario International Airport, I-10 Fwy, Amazon and UPS Hubs

***For More Information Contact:***

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