



ARROW BUSINESS CENTER

11900 Arrow Route, Rancho Cucamonga, CA 91730

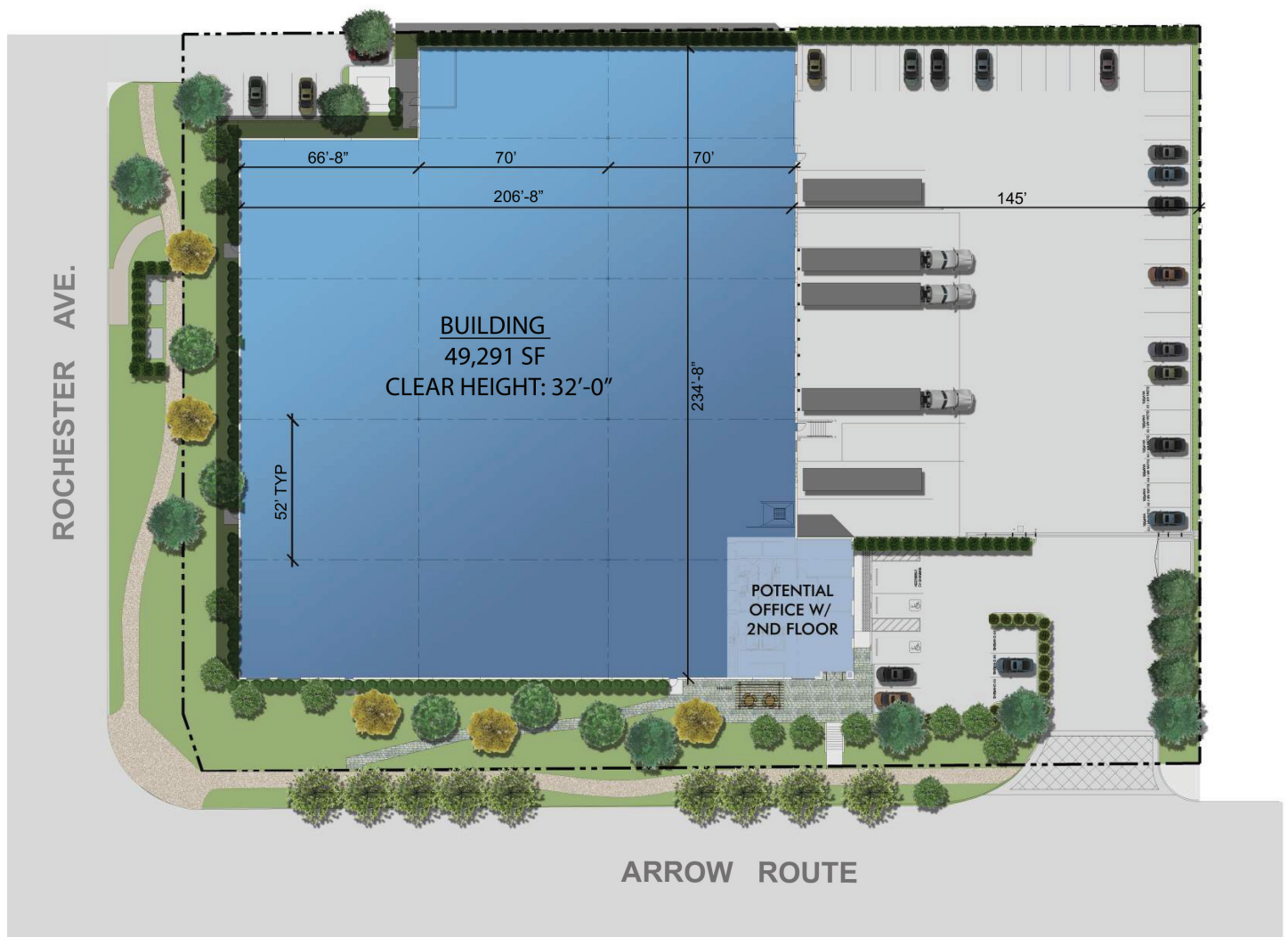
49,291 SF Freestanding Industrial Building



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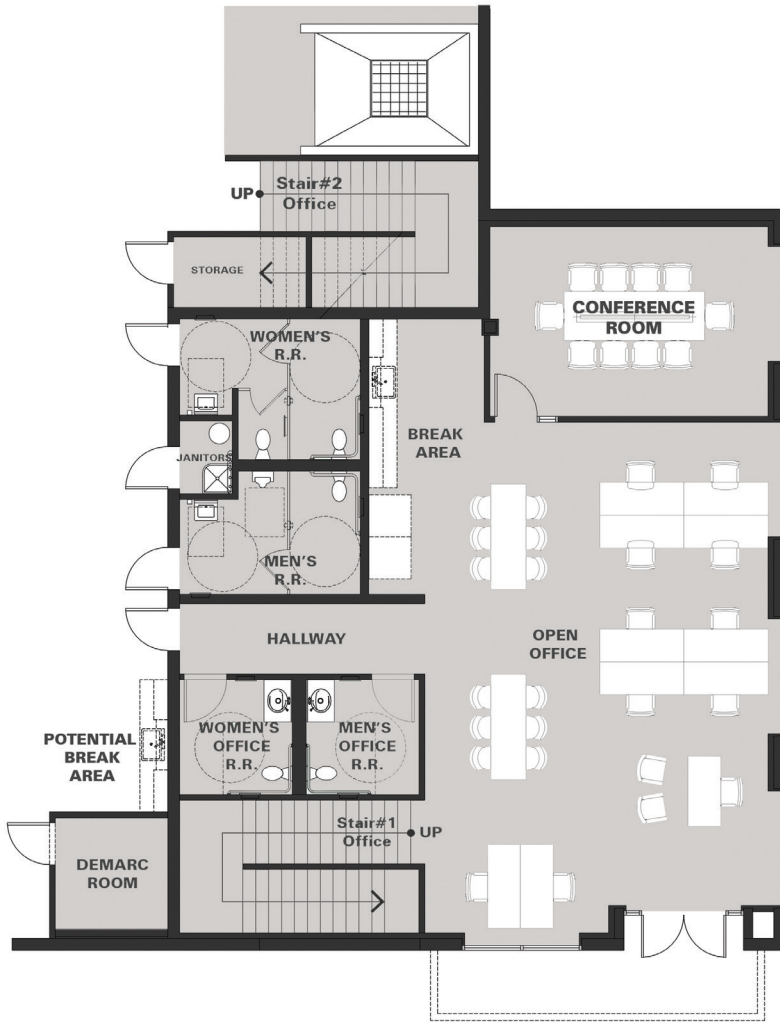
Arrow Business Center is a 49,291 SF industrial free standing single side dock building in the City of Rancho Cucamonga, California. This project is a joint venture with MBK Industrial Properties. The property is located just south of the Rancho Cucamonga Quakes Baseball Stadium at the NEC of Arrow route and Rochester Boulevard in the thriving Inland Empire West sub-market. The 2.35 acre site offers close proximity to I-10, I-15, and Highway 60, connecting to the Southern California markets and the westerly states. Arrow Business Center is minutes away from the Ontario Airport and a one-hour drive to the Los Angeles and Long Beach ports and the LAX airport. The site is ideally suited for regional and national distribution, drawing from an educated skilled workforce. Some of the corporate neighbors include: Uline, Home Depot, Ford Motor Company, Steelcase Furniture Company, Goodman Manufacturing and Weber Logistics.



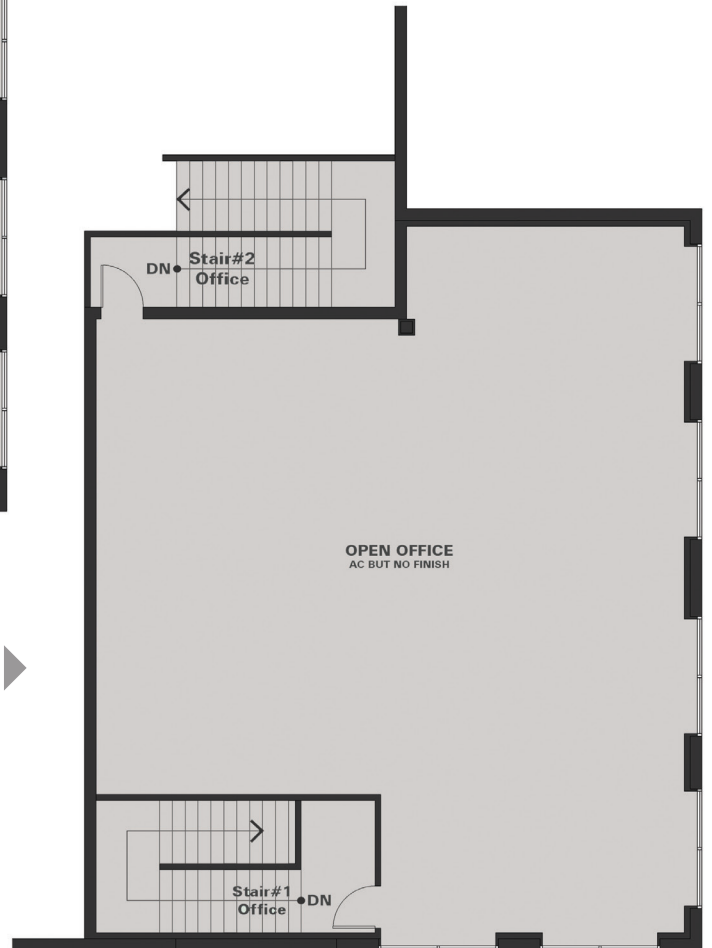
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◀ **GROUND FLOOR**
2,452 SF



MEZZANINE ▶
2,046 SF

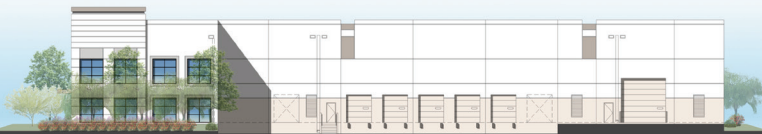




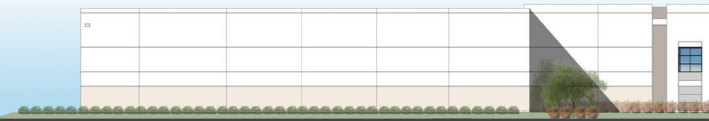
West Elevation (Rochester Avenue)



South Elevation (Arrow Route)



East Elevation



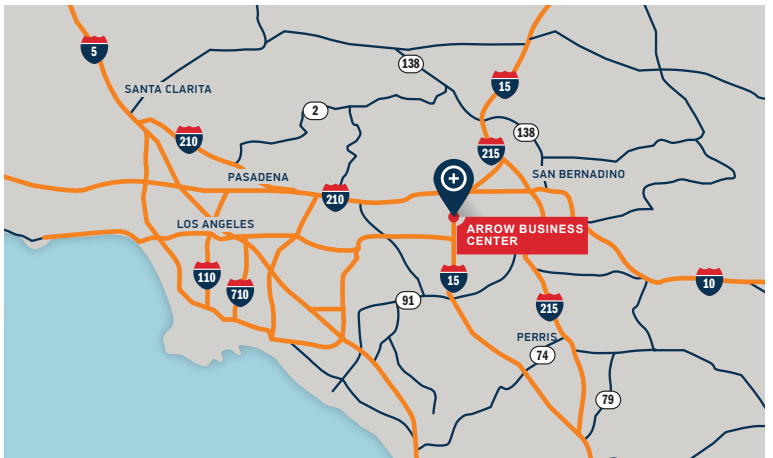
North Elevation

BUILDING SPECIFICATIONS

Square Footage	49,291 SF
Site Area	+/- 2.35 acres
Configuration	Single rear loading
Column Spacing	52' x 70'
Clear Height	32' measured from 6" inside of 1st column line
Dock High Doors	5 – 9' W x 10' H
Drive-In Doors	1 – 16' W x 16' H
Truck Court Depth	145', depth of 6.5" PCC pavement
Auto Parking	46 auto spaces
Trailer Storage	5 trailer spaces
Slab Thickness	7" reinforced 4,000 PSI PCC
Electrical	1,600 A UGPS 277/480V
Warehouse Lighting	20 fc general lighting by LED with 3% skylights
Solar	Rooftop Photovoltaic system
Roof	4-ply built-up roof system with 15-year NDL
Sprinkler	ESFR sprinkler system (no pump)



Ontario International Airport	4.4 miles
UPS Ontario Air Hub	6.0 Miles
Interstate 15	1.3 miles
Interstate 10	2.65 miles
Highway 60	7.6 miles
Interstate 210	4.65 miles
Port of Los Angeles/Long Beach	60 miles
Los Angeles International Airport	60 miles



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