

# FOR SALE OR LEASE:

201,035 Square Feet  
(Divisible to 91,280 SF and 109,755 SF)  
BNSF Rail Possible



11190 White Birch Dr. | Rancho Cucamonga | California

## FEATURES:

- ◆ Divisible to 91,280 Sq. Ft. and 109,755 Sq. Ft.
- ◆ Quality Warehouse Distribution Facility
- ◆ Twenty Six (26) 8'x10' Dock High Loading Doors (21 Dock Doors Equipped with Edge of Dock Plates)
- ◆ Two (2) 12'x14' Ground Level Loading Doors
- ◆ .60 GPM/3000 Sprinkler System
- ◆ Burlington Northern Santa Fe Rail Potential
- ◆ New 1,595 SF Office Space: Suite 100  
5,667 SF Office Space: Suite 200 (totaling 7,262 SF)
- ◆ 26' Minimum Ceiling Clearance
- ◆ Excellent Secured Truck/Trailer Storage
- ◆ Metal Halide Warehouse Lighting
- ◆ 800 AMP Power Supply (Expandable)
- ◆ Approximately 9.3 Acres
- ◆ Skylights/Foil Insulation Throughout
- ◆ 60'x64' Typical Bay Spacing
- ◆ Excellent Access to I-10, I-210, and I-15 Fwys
- ◆ Corporate Neighbors Include: Ford, GM, Cooper Tires, and Frito Lay



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COMMERCIAL REAL ESTATE SERVICES

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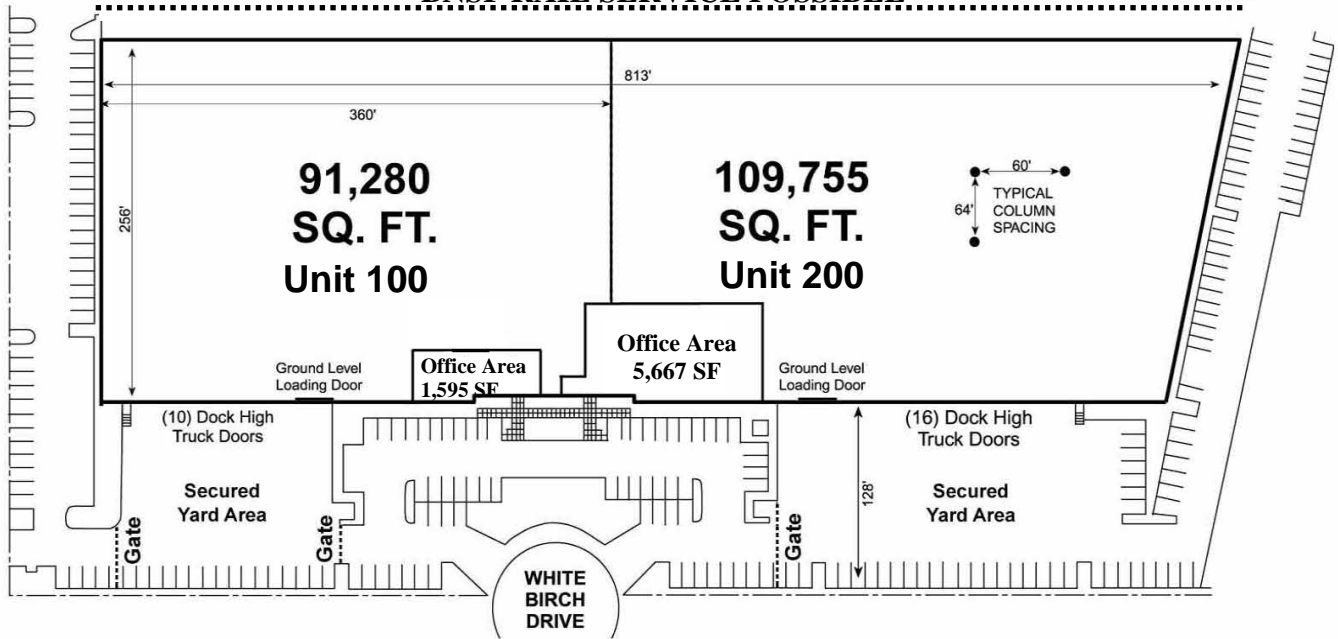
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ONCOR INTERNATIONAL

# 11190 WHITE BIRCH DRIVE RANCHO CUCAMONGA, CA

## 201,035 SQUARE FEET

**BNSF RAIL SERVICE POSSIBLE**



*For More Information Please Contact:*

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