



## **10,598 SF High Image Industrial Building**

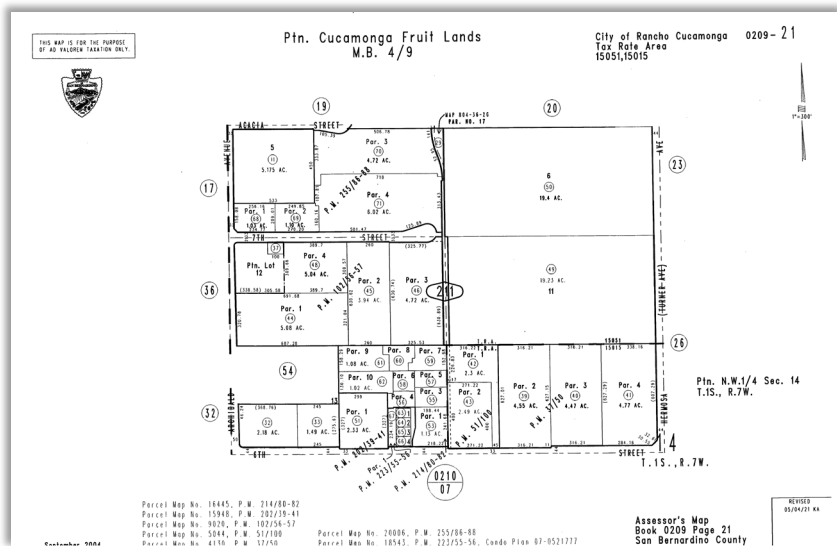
**9866 6<sup>th</sup> Street Rancho Cucamonga, CA 91730**

- Part of the Sixth Street Business Park constructed in 2007.
- Approx. 2,558 SF of two-story office space with mostly open floor plan, two restrooms with multiple stalls and kitchenette.
- Warehouse area has minimum 22-foot clear height, foil insulation, sprinklers (0.38/2,000), dock high (9'x10") with two positions and grade level (12'x14') loading and 400 AMP 277/480 Volt power.
- Sealed warehouse floors, metal halide lighting and skylights.
- Parking in front and on the side of the building with eighteen spaces as well as visitor parking.
- Prime location with close access to the 210, 10 and 15 freeways. Low monthly common area utility payments.



## Property Description

Total Building Square footage:	10,598 Square Feet
Total Lot Size:	32,243 Square Feet
Office Square footage:	2,558 SF (1,366 SF First Floor, 1,192 SF Second Floor)
APN:	0209-211-59
Year Built:	2007
Sprinklers:	GSM 0.38/2,000
Zoning:	GI: General Industrial
Electrical:	One- 400 AMP 277/480 Volt Panel
Restrooms:	Two with multiple stalls
Sale Type:	Owner/User, Contingent upon seller procuring exchange property.



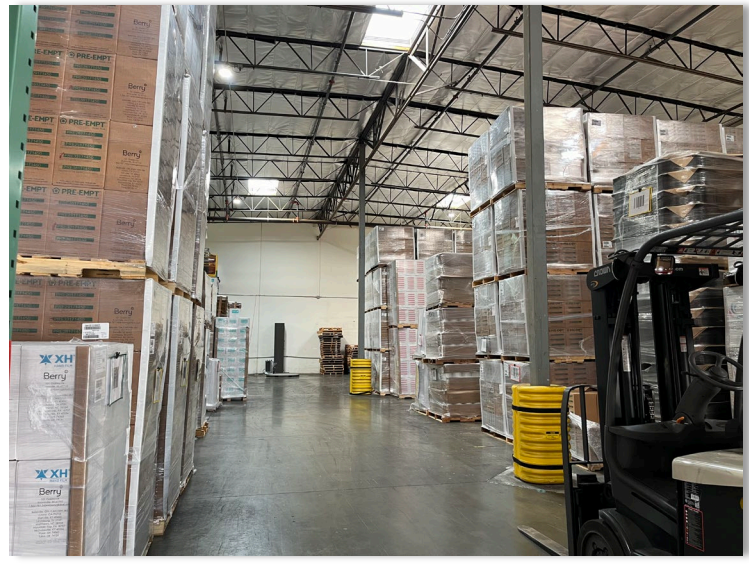
### Top Commercial Realty

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\*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. \*



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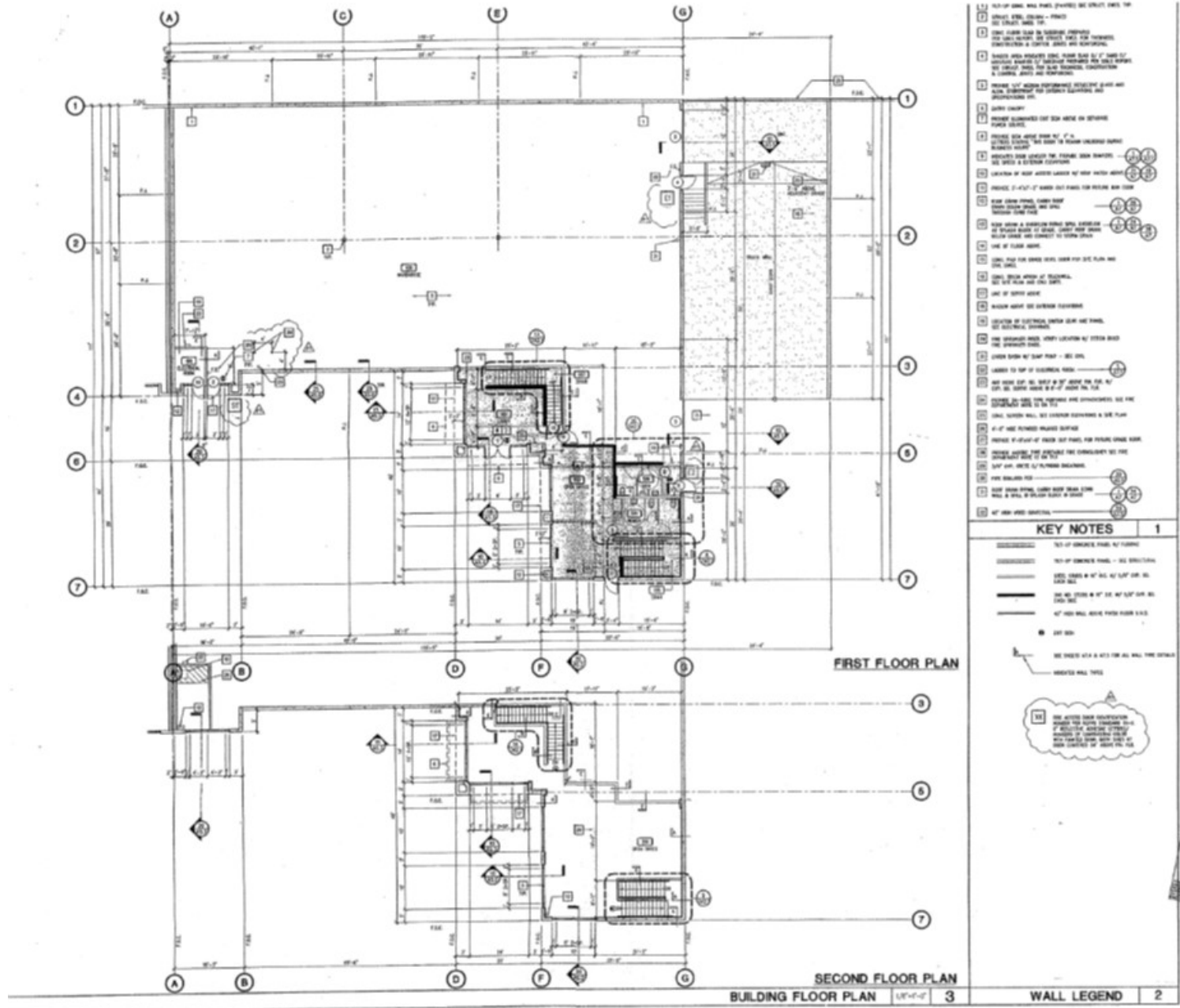
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# 9866 6<sup>th</sup> Street Rancho Cucamonga Floor Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	59,870	346,145	1,068,095
Average HH Income	\$91,095	\$102,640	\$106,543
Median Home Value	\$480,984 2023 Data		

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