

NAPA SPEEDWAY COMMERCE CENTER

BUILDING A

13160 Napa St | Rancho Cucamonga, CA 91739

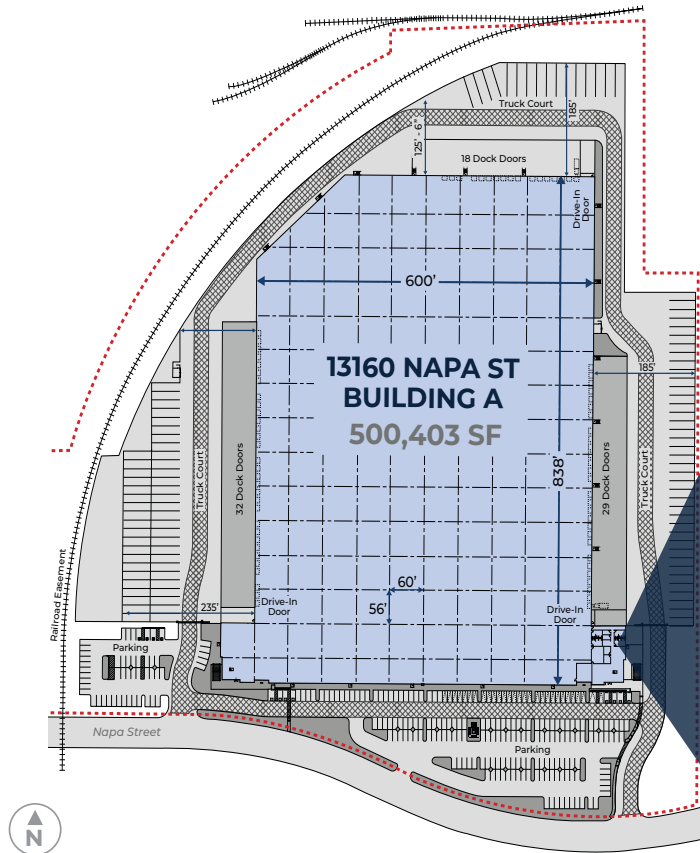
500,403 SF Available

Napa Speedway Commerce Center offers a premier Inland Empire West location with immediate access to the I-10 and I-15 freeways. This state-of-the-art industrial development is flexible to suit a wide range of uses.

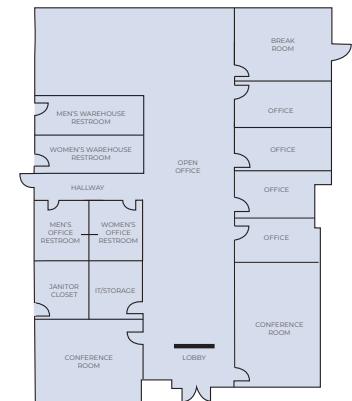
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PROPERTY OVERVIEW



SPEC OFFICE LAYOUT



LEED Silver certified



500,403 SF available



5,478 SF spec office



40' clear height



185' truck court



246 - auto parking spaces



86 - trailer parking spaces



79 - 9' x 10' dock doors



31 - 35K lb. mechanical dock levelers



3 - 12' x 14' drive-in truck doors



56' x 60' column spacing
60' at speed bay



ESFR system



Equipped with a solar roof



30 FC LED speedbay lighting
1 FC LED warehouse lighting



4,000 amp service
(277/480 - volt, 3-phase, 4-wire)

Development



SCOTT MORSE

909 380 7292 (o) | 909 214 7899 (c)
scott.morse@hillwood.com
License # CA - 01969110

Leasing



PETER MCWILLIAMS

909 467 6860 (o)
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License # CA - 00973278

MIKE MCCRARY

909 467 6885 (o)
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PATRICK WOOD

909 467 6857 (o)
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License # CA - 01776274

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AREA INFORMATION

13160 NAPA ST | RANCHO CUCAMONGA, CA 91739



BUSINESSES

- | | |
|----------------------|--------------------------------|
| 1. CEVA | 7. Geodis |
| 2. Smart & Final | 8. DHL |
| 3. Georgia Pacific | 9. DSV |
| 4. NFI | 10. Walmart |
| 5. Home Depot | 11. USPS |
| 6. Mohawk Industries | 12. Panasonic Corp. of America |

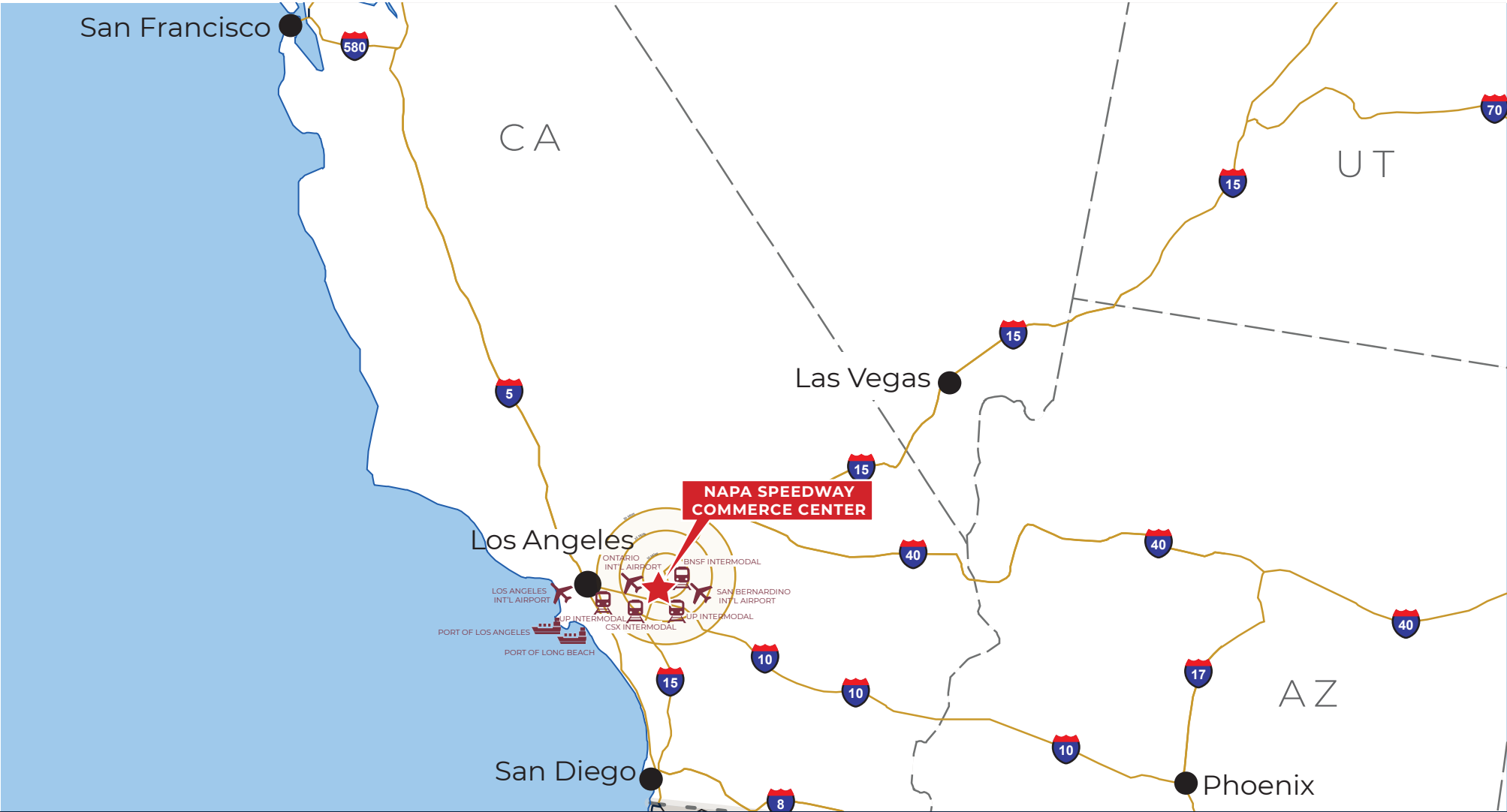
DRIVE TIMES

Interstate 10		Ontario Int'l Airport					
	2.6 mi.		7 min.		5 mi.		10 min.
Interstate 15		Los Angeles Int'l Airport					
	2.7 mi.		7 min.		63.8 mi.		1.5 hrs.

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DRIVE TIMES



10 MILE RADIUS DEMOGRAPHICS



1,013,232

POPULATION



146,552

BLUE COLLAR
LABOR FORCE



8.7%

UNEMPLOYMENT



\$78,578

MEDIAN
HOUSEHOLD INCOME



26%

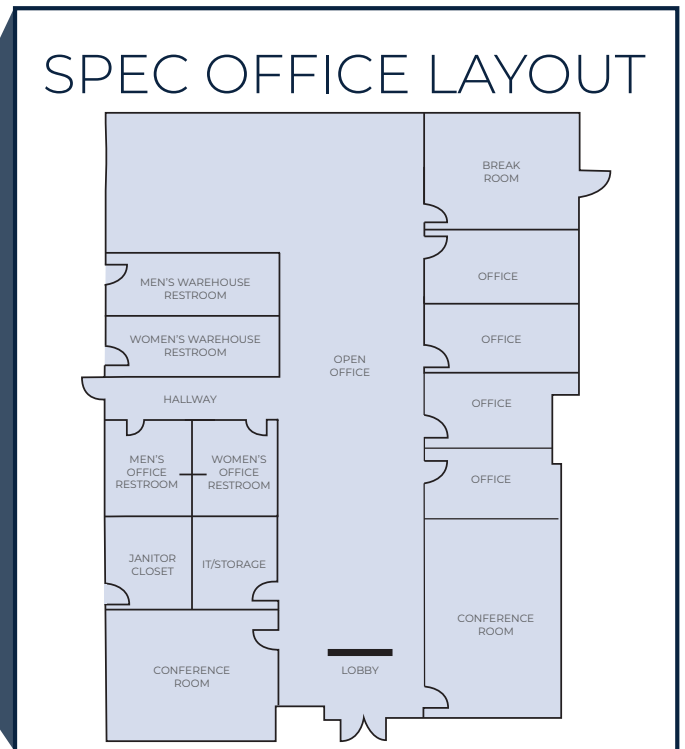
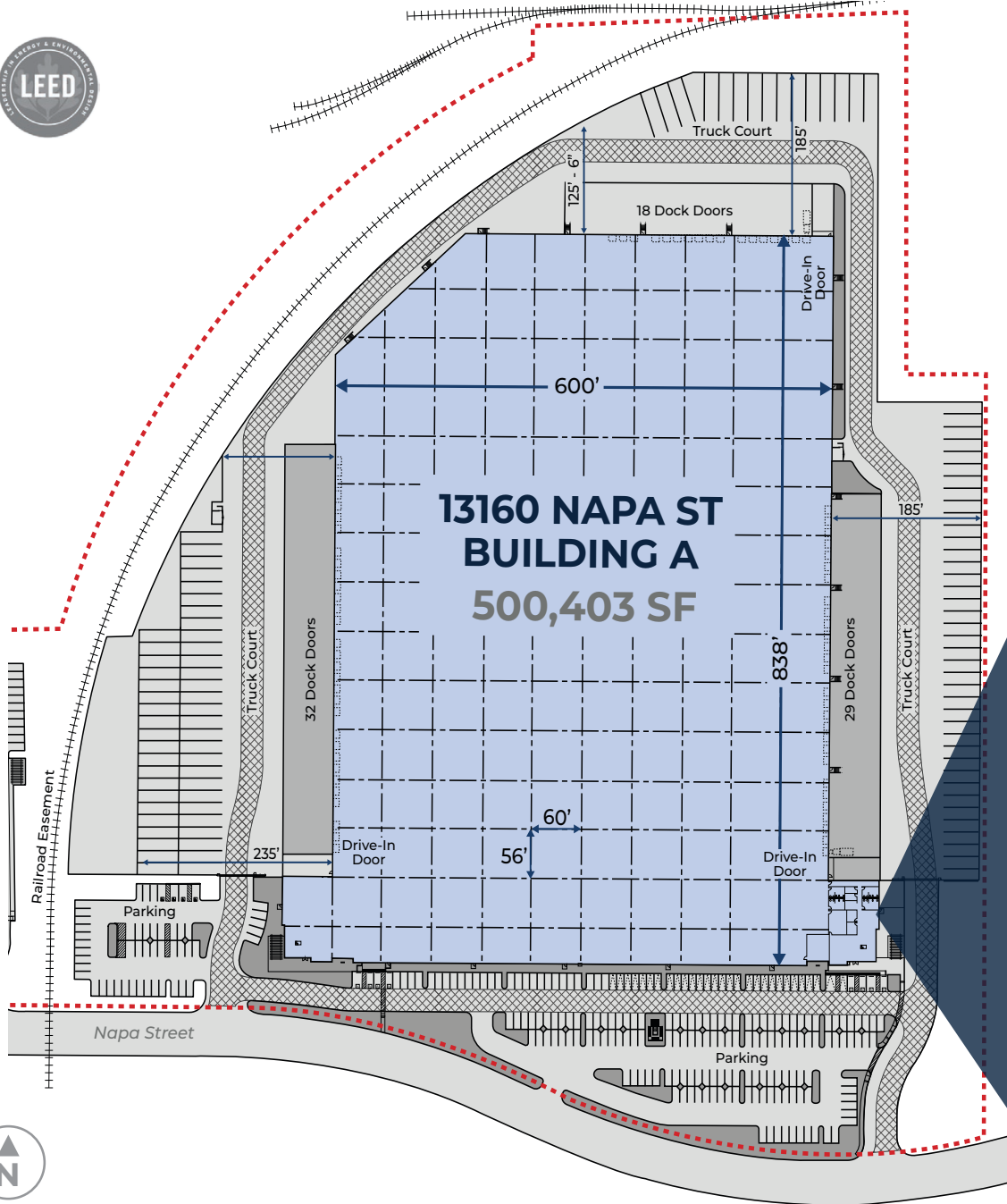
HIGH
SCHOOL GRADUATE



22%

BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI





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INGRESS / EGRESS

CONTACT

DEVELOPMENT



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LEASING



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