

NAPA SPEEDWAY COMMERCE CENTER

BUILDING A

13160 Napa St | Rancho Cucamonga, CA 91739

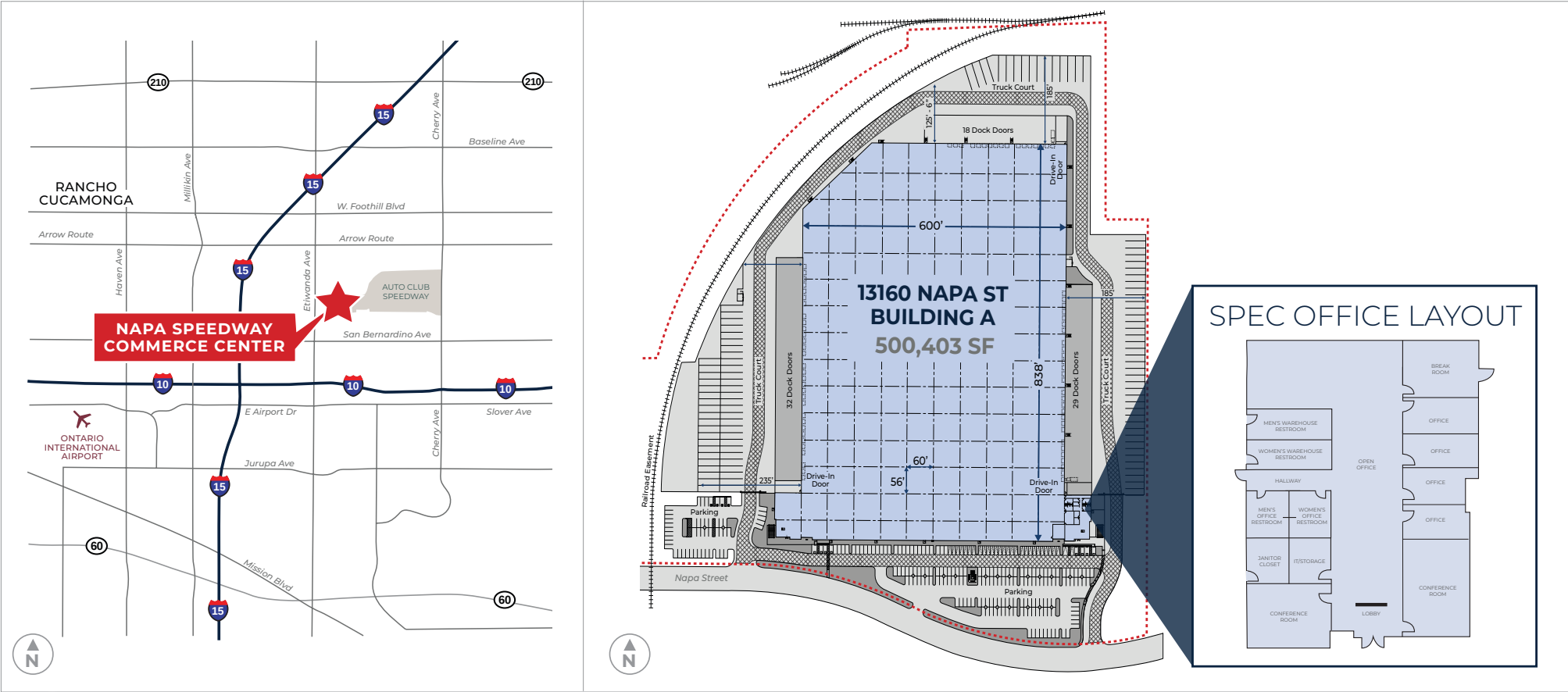
500,403 SF Available

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.

NAPA SPEEDWAY COMMERCE CENTER | BUILDING A

13160 NAPA ST | RANCHO CUCAMONGA, CA 91739

PROPERTY OVERVIEW



 LEED Silver certified	 246 - auto parking spaces	 56' x 60' column spacing 60' at speed bay
 500,403 SF available	 86 - trailer parking spaces	 ESFR system
 5,478 SF spec office	 79 - 9' x 10' dock doors	 Equipped with a solar roof
 40' clear height	 31 - 35K lb. mechanical dock levelers	 30 FC LED speedbay lighting 1 FC LED warehouse lighting
 185' truck court	 3 - 12' x 14' drive-in truck doors	 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)
peter.mcwilliams@am.jll.com
License # CA - 00973278

MIKE MCCRARY

909 467 6885 (o)
mike.mccrary@am.jll.com
License # CA - 01054055

PATRICK WOOD

909 467 6857 (o)
patrick.wood@am.jll.com
License # CA - 01776274

NAPA SPEEDWAY COMMERCE CENTER | BUILDING A

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			
	2.6 mi.		7 min.
Interstate 15			
	2.7 mi.		7 min.

Ontario Int'l Airport			
	5 mi.		10 min.
Los Angeles Int'l Airport			
	63.8 mi.		1.5 hrs.

DRIVE TIMES

Interstate 10	2.5 mi.
Interstate 15	3.0 mi.
Ontario Int'l Airport	5.0 mi.
Union Pacific Bloomington	7.0 mi.
BNSF San Bernardino	4.5 mi.
SB Int'l Airport	15.0 mi.
LAX Int'l Airport	50.0 mi.
Port of LA & LB	50.0 mi.

Direct Access Truck Routes

Future Truck Connection

On-off ramps

W. Foothill Blvd

Arrow Route

Whittram Ave

**NAPA SPEEDWAY
COMMERCE CENTER**

Napa St

N. Etiwanda Ave

San Bernardino Ave

Cherry Ave

NAPA SPEEDWAY COMMERCE CENTER | BUILDING A

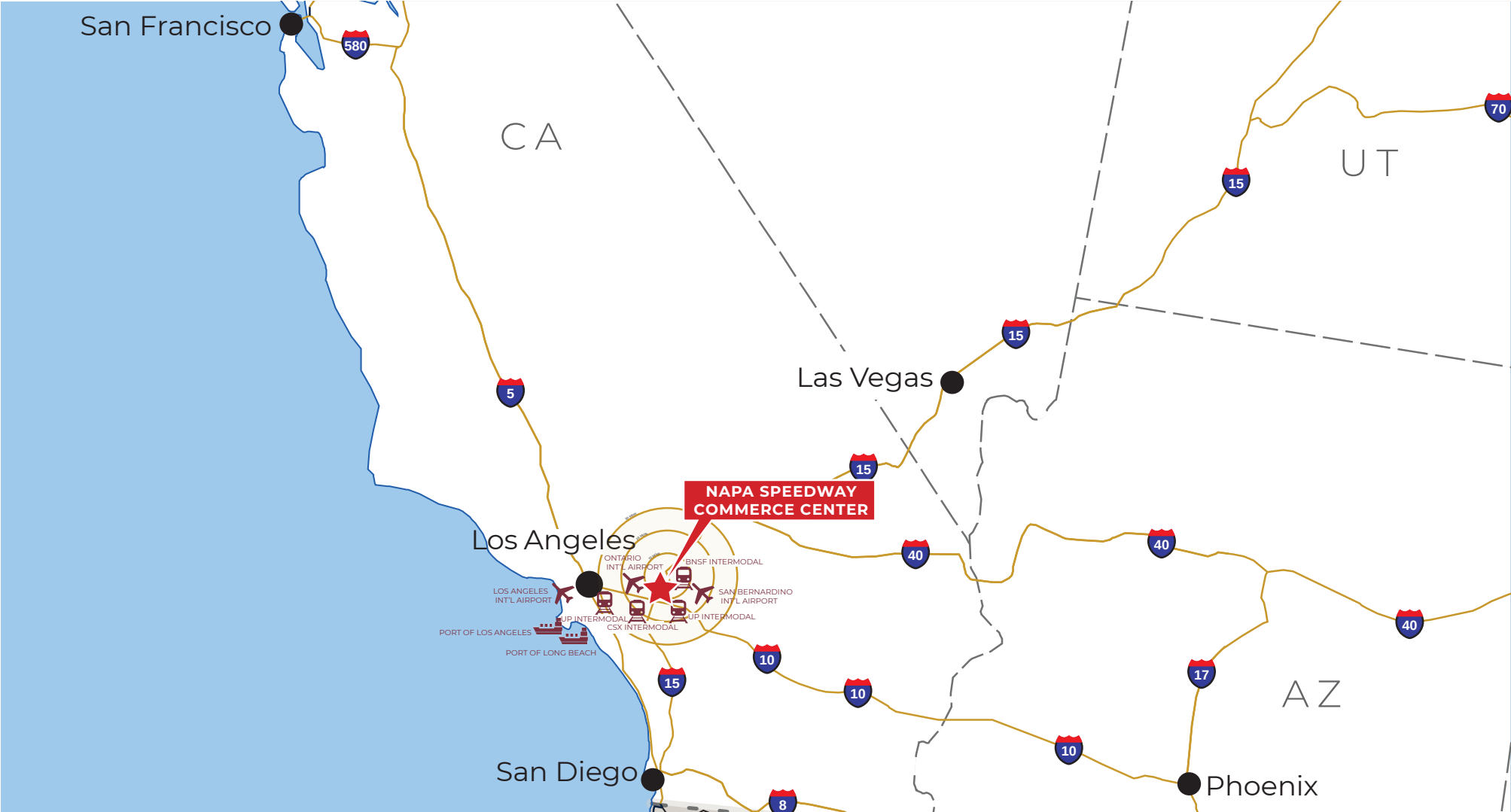
13160 NAPA ST | RANCHO CUCAMONGA, CA 91739

INGRESS / EGRESS

NAPA SPEEDWAY COMMERCE CENTER | BUILDING A

13160 NAPA ST | RANCHO CUCAMONGA, CA 91739

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%

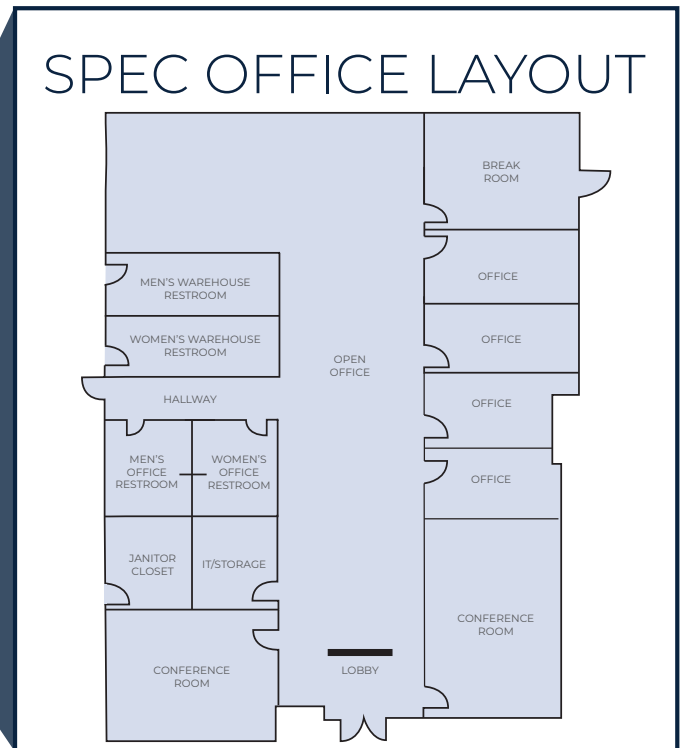
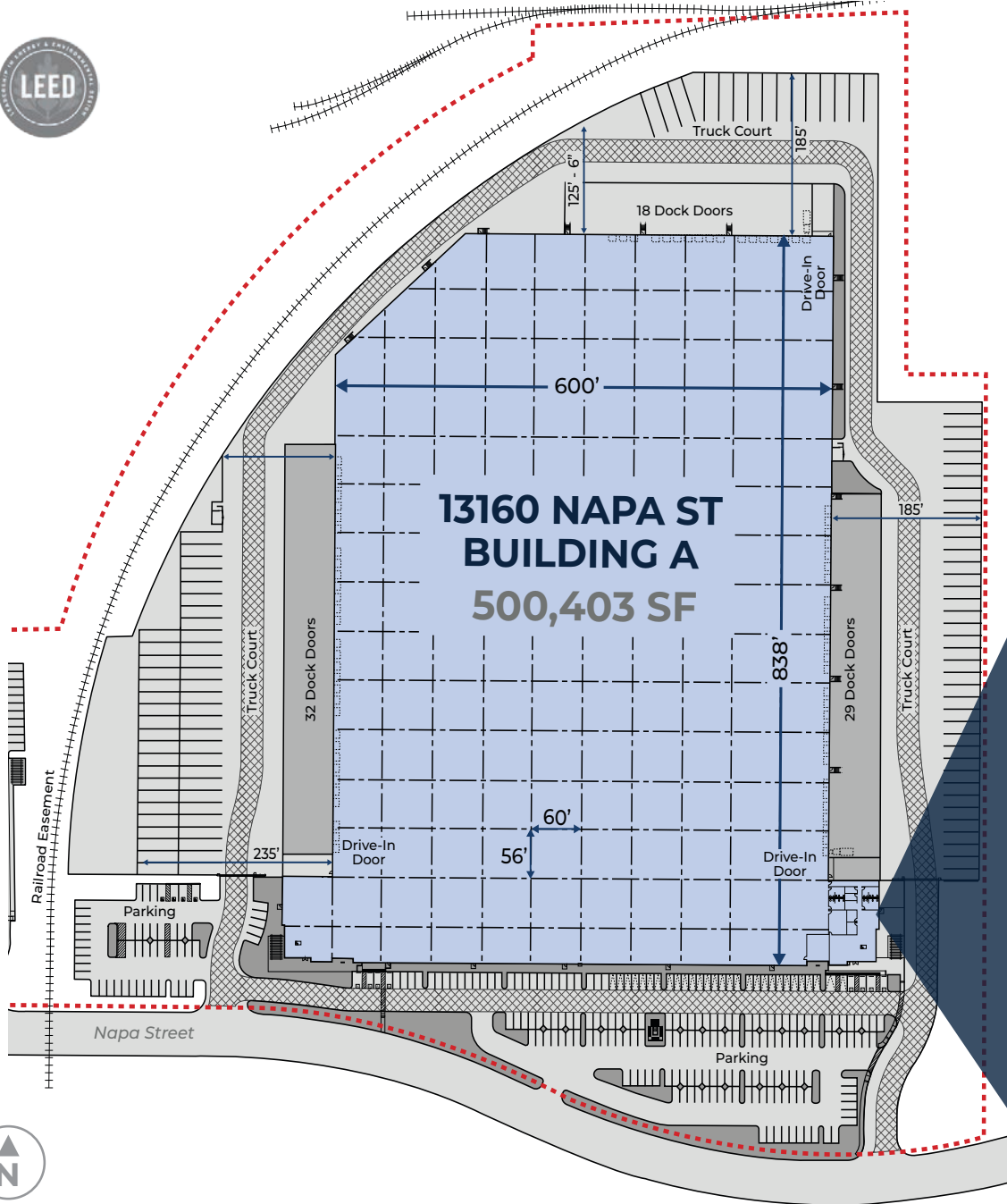
HIGH
SCHOOL GRADUATE



22%

BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI



CONTACT

DEVELOPMENT



SCOTT MORSE

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

901 Via Piemonte | Ste 175
Ontario, CA 91764
hillwood.com

LEASING



PETER MCWILLIAMS

909 467 6860 (o)
peter.mcwilliams@am.jll.com
License # CA - 00973278

3281 East Guasti Road | Ste 850
Ontario, CA 91761
www.us.jll.com