

**DISTRIBUTION FACILITY
EASY ACCESS TO 10, 15, 60, AND 210 FREEWAYS
INTERIOR REFURBISHMENTS UNDERWAY**



201,035 SF AVAILABLE FOR LEASE

11190 WHITE BIRCH DRIVE | SUITE 100 & 200 | RANCHO CUCAMONGA, CA
PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

FOR LEASE

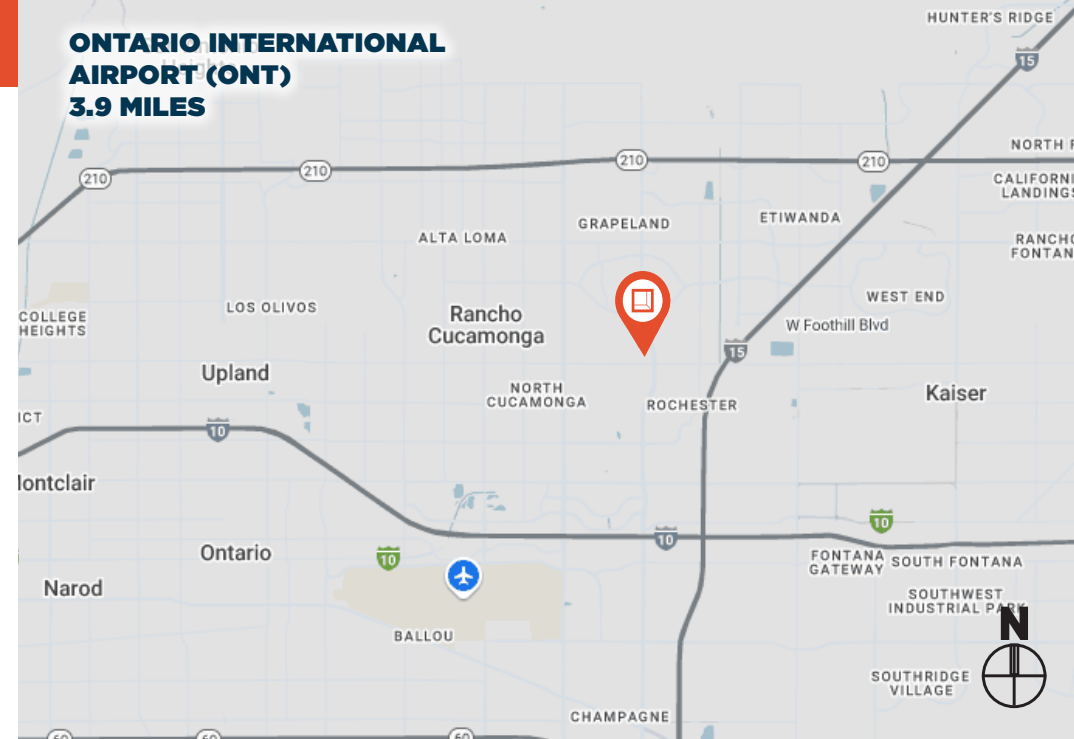
11190 WHITE BIRCH DRIVE



PROPERTY HIGHLIGHTS

- Premier corporate warehouse / distribution facility
- Twenty-six (26) dock high loading doors equipped with edge of dock plates in total
- Two (2) ground level loading doors
- Burlington Northern Santa Fe (BNSF) Rail potential
- Unit 100: 1,296 SF & Unit 200: 5,395 SF newly refurbished office space
- 26' minimum clearance
- Excellent secured truck/trailer storage
- LED high bay warehouse lighting
- 800 amps power supply (expandable)
- Skylights/foil insulation throughout
- 60'x64' typical bay spacing
- .60 GPM over 3,000 SF fire protection system
- Total Available 201,035 SF

ONTARIO INTERNATIONAL AIRPORT (ONT) 3.9 MILES



SURROUNDING AREA

11190 WHITE BIRCH DRIVE



11190 White Birch Ave. offers a centralized location servicing the Rancho Cucamonga, Ontario, and Upland submarkets.

- Excellent freeway access to 10, 210 & 15
- Corporate neighbors include: Ford, GM, Cooper Tires, Frito Lay, Home Depot and Steelscape
- Terrific local amenities – BJ's Restaurant, Lazy Dog Restaurant & Bar, Starbucks, Olive Garden, and El Pollo Loco

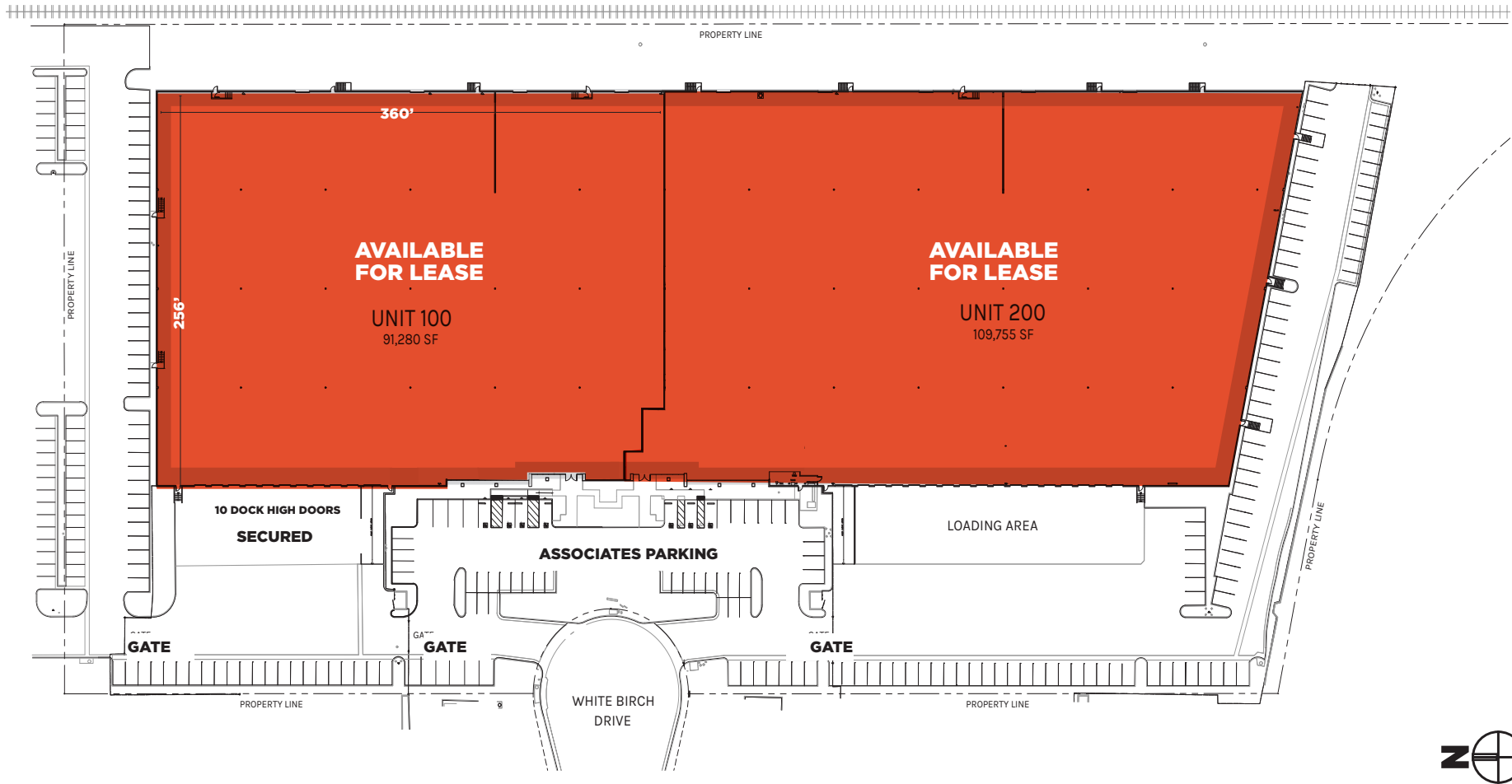


**AVAILABLE
FOR LEASE
91,280 SF**

**AVAILABLE
FOR LEASE
109,755 SF**

SITE PLAN

11190 WHITE BIRCH DRIVE



Rexford
Industrial



NOT TO SCALE
DATE: 2020.08.06

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS & MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

11190 WHITE BIRCH DRIVE | RANCHO CUCAMONGA

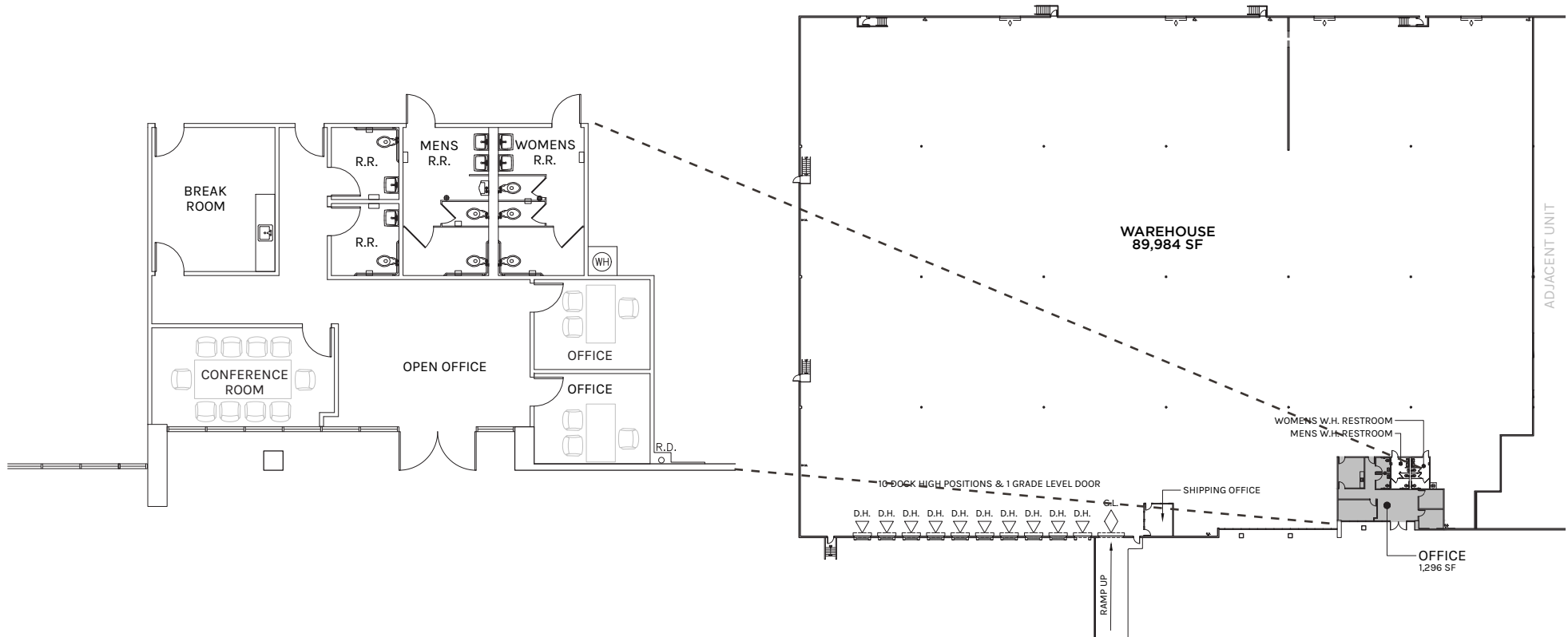
SITE PLAN

WAREHOUSE
194,344 SF

OFFICE
6,691 SF

TOTAL
201,035 SF

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WAREHOUSE
89,984 SF

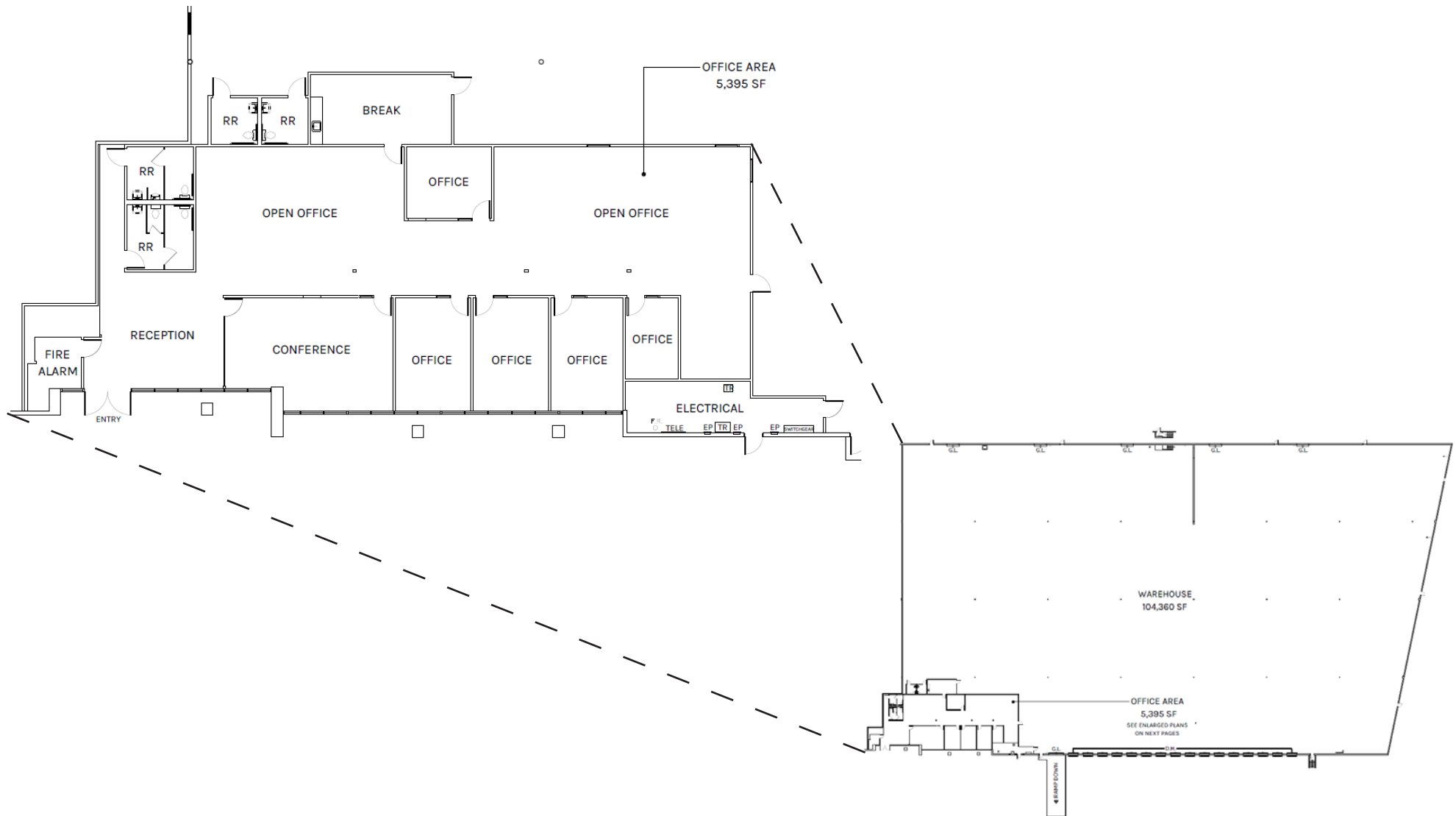
OFFICE
1,296 SF

TOTAL
91,280 SF

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FLOOR PLAN UNIT 200

11190 WHITE BIRCH DRIVE



WAREHOUSE
104,360 SF

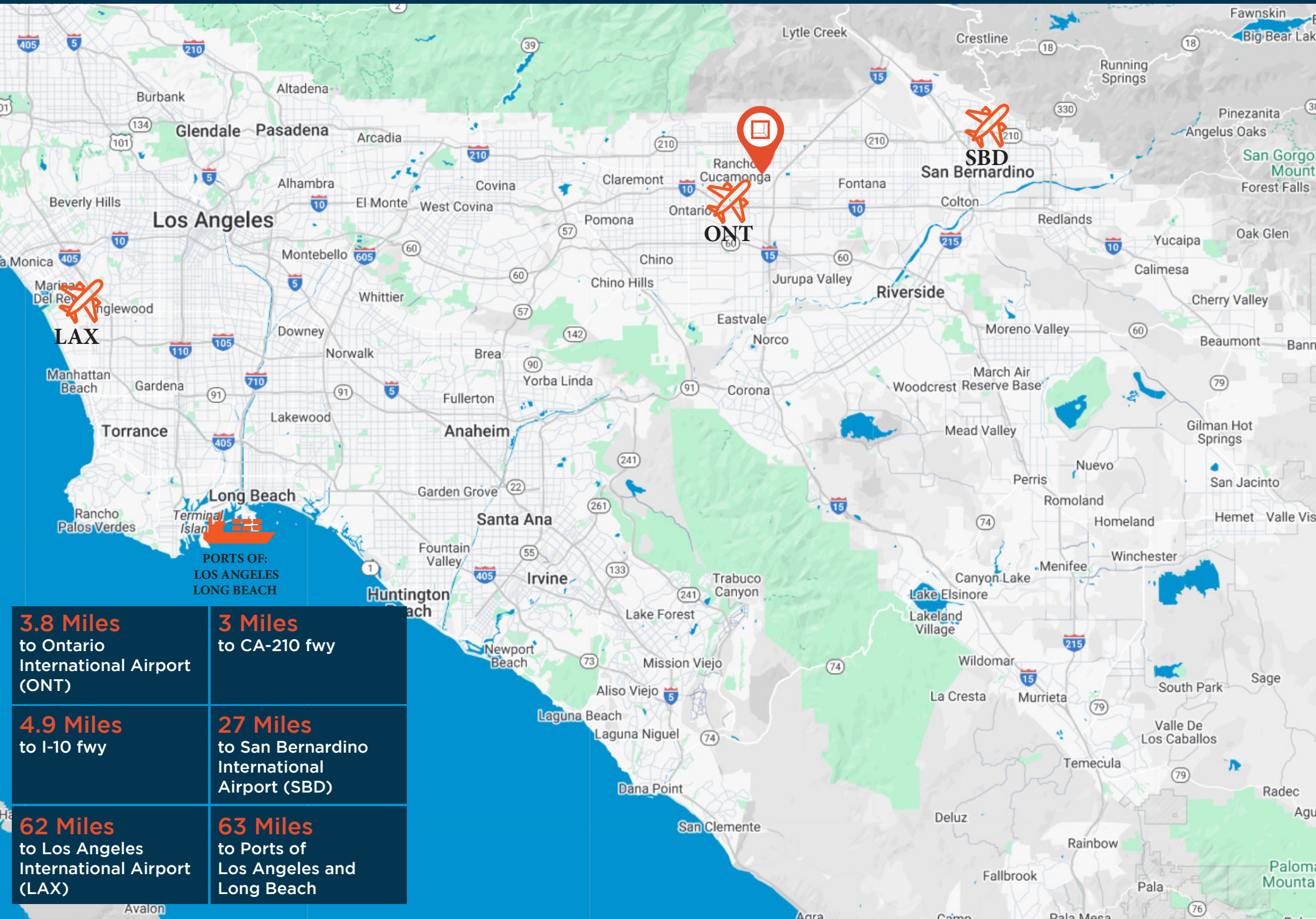
OFFICE
5,395 SF

TOTAL
109,755 SF

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LOCATION

11190 WHITE BIRCH DRIVE



3.8 Miles
to Ontario
International Airport
(ONT)

4.9 Miles
to I-10 fwy

62 Miles
to Los Angeles
International Airport
(LAX)

3 Miles
to CA-210 fwy

27 Miles
to San Bernardino
International
Airport (SBD)

63 Miles
to Ports of
Los Angeles and
Long Beach



**Rexford
Industrial**

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