

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



91,280 SF AVAILABLE FOR LEASE

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

FOR LEASE

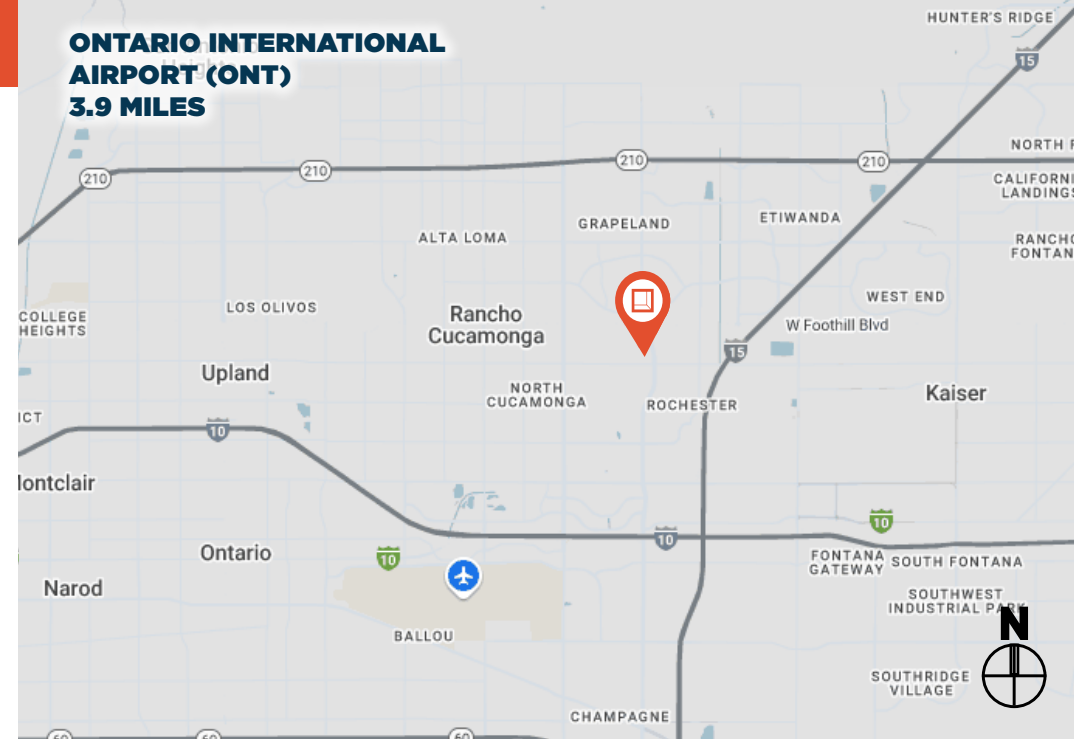
11190 WHITE BIRCH DRIVE



PROPERTY HIGHLIGHTS

- Premier corporate warehouse / distribution facility
- Ten (10) dock high loading doors equipped with edge of dock plates in total
- One (1) ground level loading doors
- Burlington Northern Santa Fe (BNSF) Rail potential
- 1,296 SF newly refurbished office space
- 26' minimum clearance
- Excellent secured truck/trailer storage
- LED high bay warehouse lighting
- 200 amps power supply (expandable)
- Skylights/foil insulation throughout
- 60'x64' typical bay spacing
- .60 GPM over 3,000 SF fire protection system

ONTARIO INTERNATIONAL AIRPORT (ONT) 3.9 MILES





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

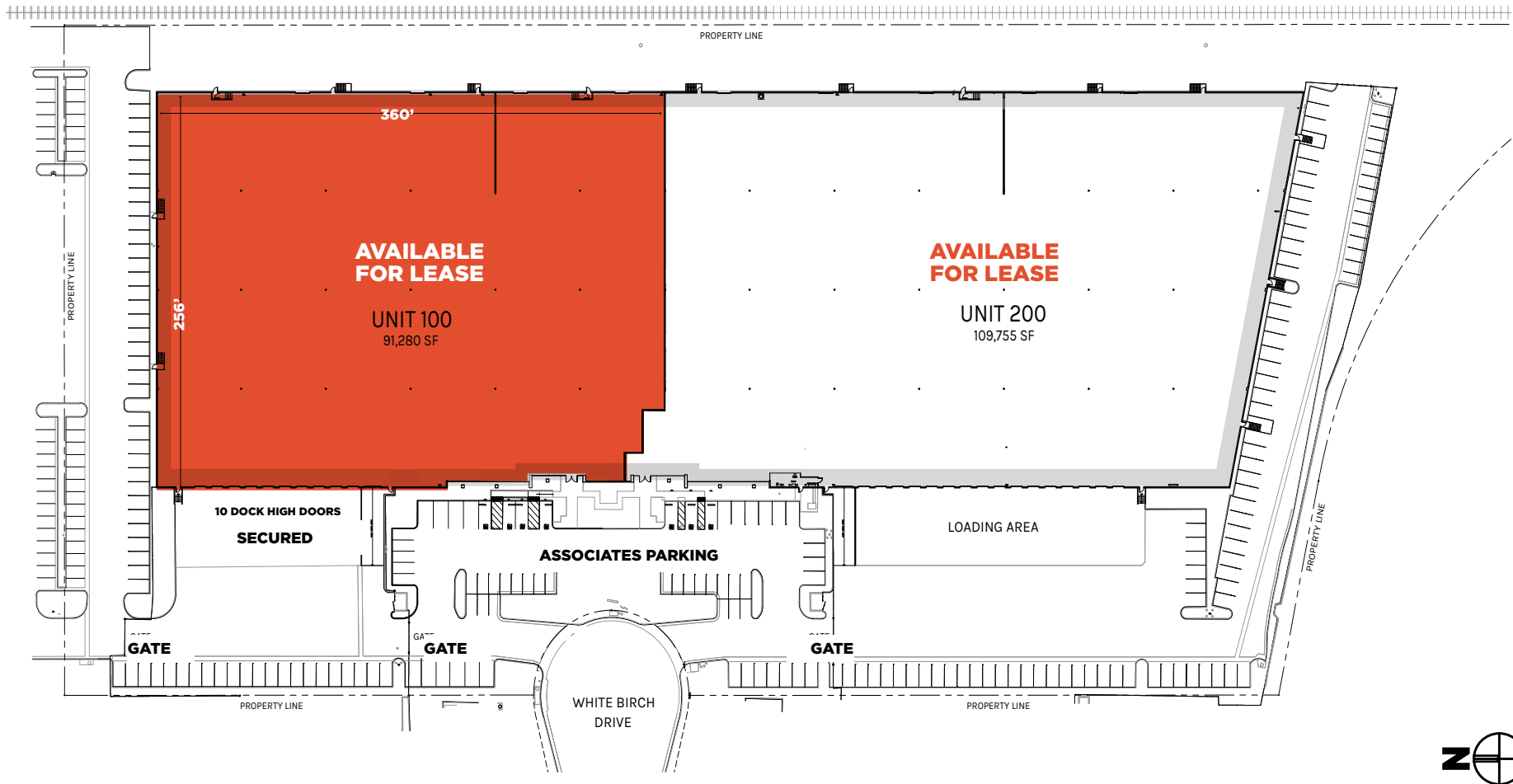


**AVAILABLE
FOR LEASE
91,280 SF**

**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

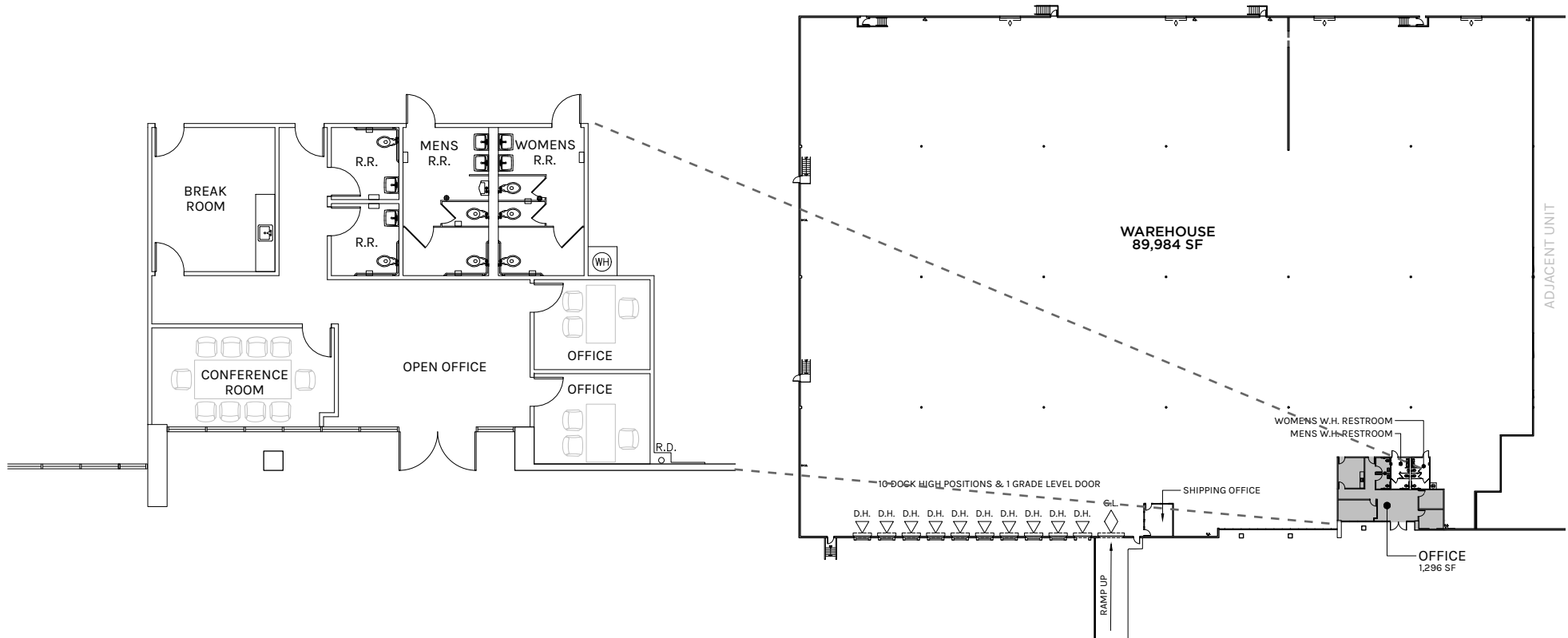
SITE PLAN

WAREHOUSE
194,344 SF

OFFICE
6,691 SF

TOTAL
201,035 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND 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.



WAREHOUSE
89,984 SF

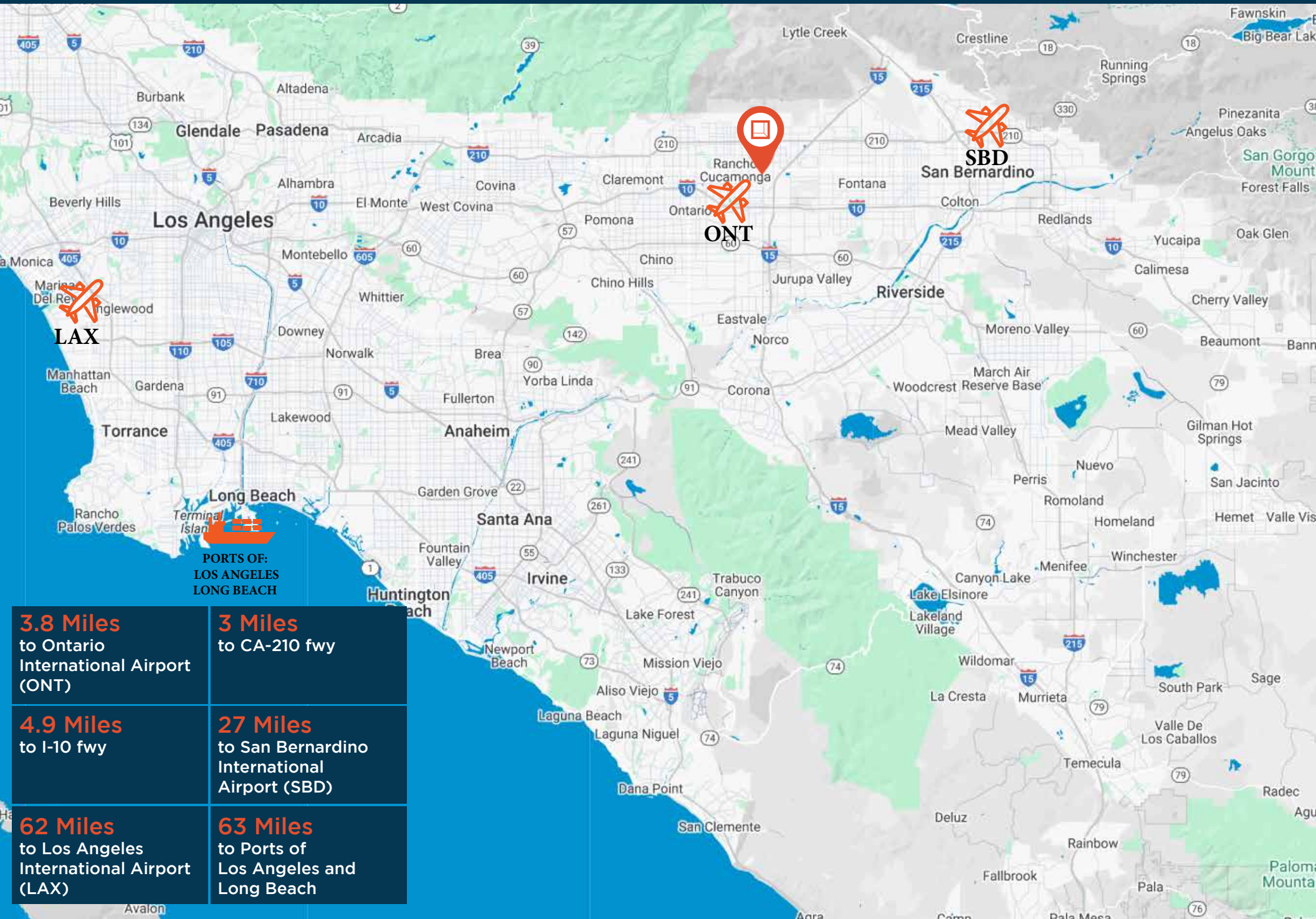
OFFICE
1,296 SF

TOTAL
91,280 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND 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.

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**

LEASING CONTACTS

KEN ANDERSEN, CCIM, SIOR
First Vice President
P: 909.980.1234
ken.andersen@daumcommercial.com
CADRE #00902084

RICK JOHN, SIOR
Executive Vice President
P: 909.980.1234
rj@daumcommercial.com
CADRE #00800783

GABE DUPLANTIER
Associate
M: 714.421.9275
gduplantier@daumcommercial.com
CADRE #02178517

DAUM Commercial Real Estate
3595 Inland Empire Boulevard, Bldg. 5 Ontario, CA 91764

P (909) 980-1234
daumcommercial.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.