



INDUSTRIAL PROPERTY FOR SALE

## 8613 & 8639 ETIWANDA AVENUE

RANCHO CUCAMONGA, CA 91739

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

Presented By:

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CalDRE #01301532



COMMERCIAL REAL ESTATE



# EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$12,000,000
Building Size:	27,000 SF
Lot Size:	4.67 Acres
Price / SF:	\$444.44
Year Built:	1982
Zoning:	Neo-Industrial

## PROPERTY OVERVIEW

The subject property consists of two (2) freestanding approx. 13,500 sq. ft. metal industrial buildings on an approx. 4.67 Acre Parcel of Land. Identified as APN# 0229-151-01. The two buildings have a total of 8-Ground Level (12'x14') Roll Up Doors, and approx. 3,600 sq. ft. of office space. The site is currently zoned Neo-Industrial under the new General Plan from City of Rancho Cucamonga. Trucking uses prohibited, however a number of other possible uses are allowed; i.e. Manufacturing, Wholesale/Distribution, Vehicle Services and many more. Buyer to Verify specific uses with the City of Rancho Cucamonga

## PROPERTY HIGHLIGHTS

- Owner/User or Investor Dealer
- Fire Sprinkler System in Place
- Large Fenced, Gated and Paved Yard
- Great Location and Access to Main Freeways

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# AERIAL PHOTO



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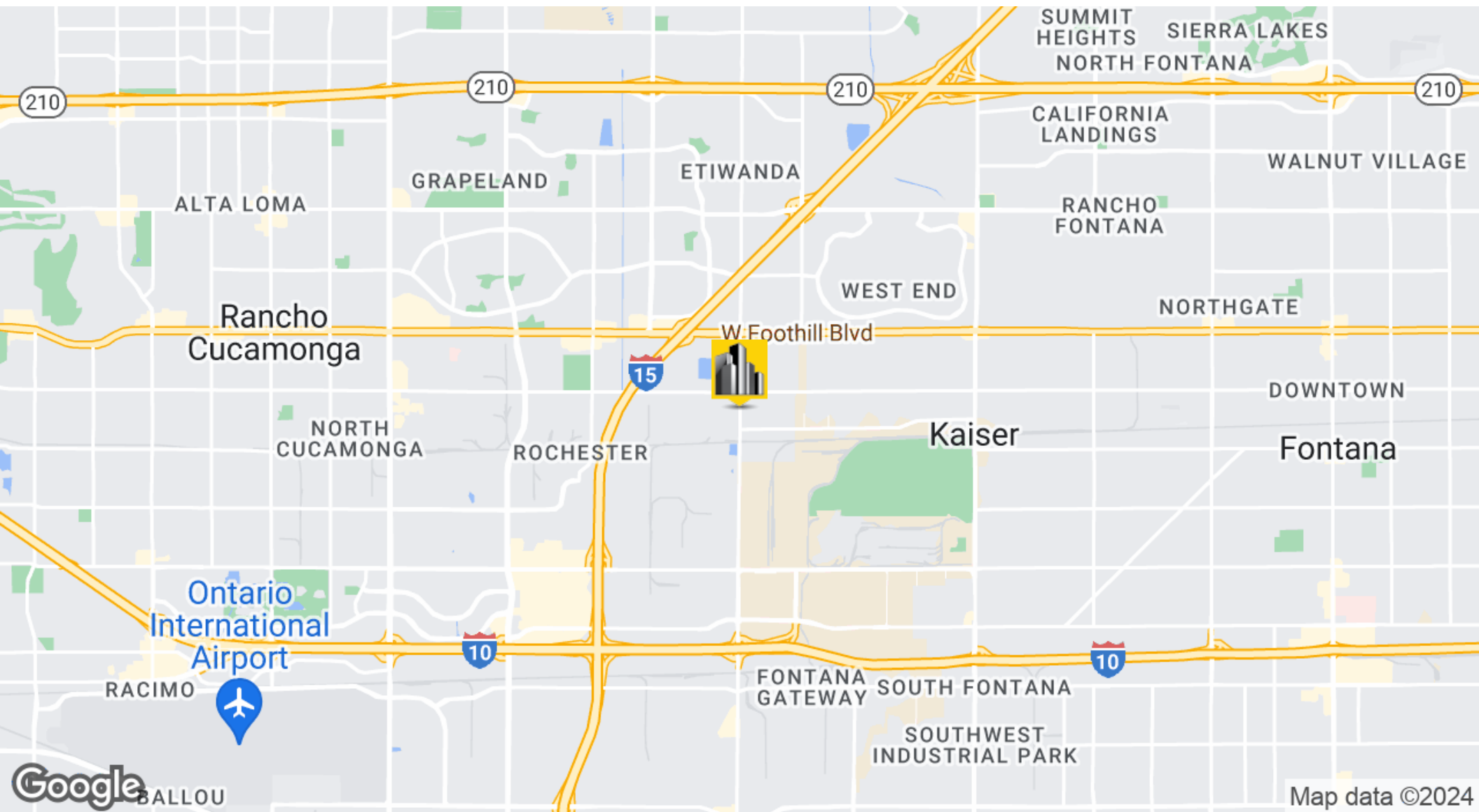
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# LOCATION MAP



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# ADDITIONAL PHOTOS



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