

SPEEDWAY COMMERCE CENTER

MASTER PLAN

655,633 SF Available | Delivery Q1 - Q2 2023

Building A | 500,403 SF | 13160 Napa St | Rancho Cucamonga, CA 91739

Building B | 155,230 SF | 13120 Napa St | Rancho Cucamonga, CA 91739

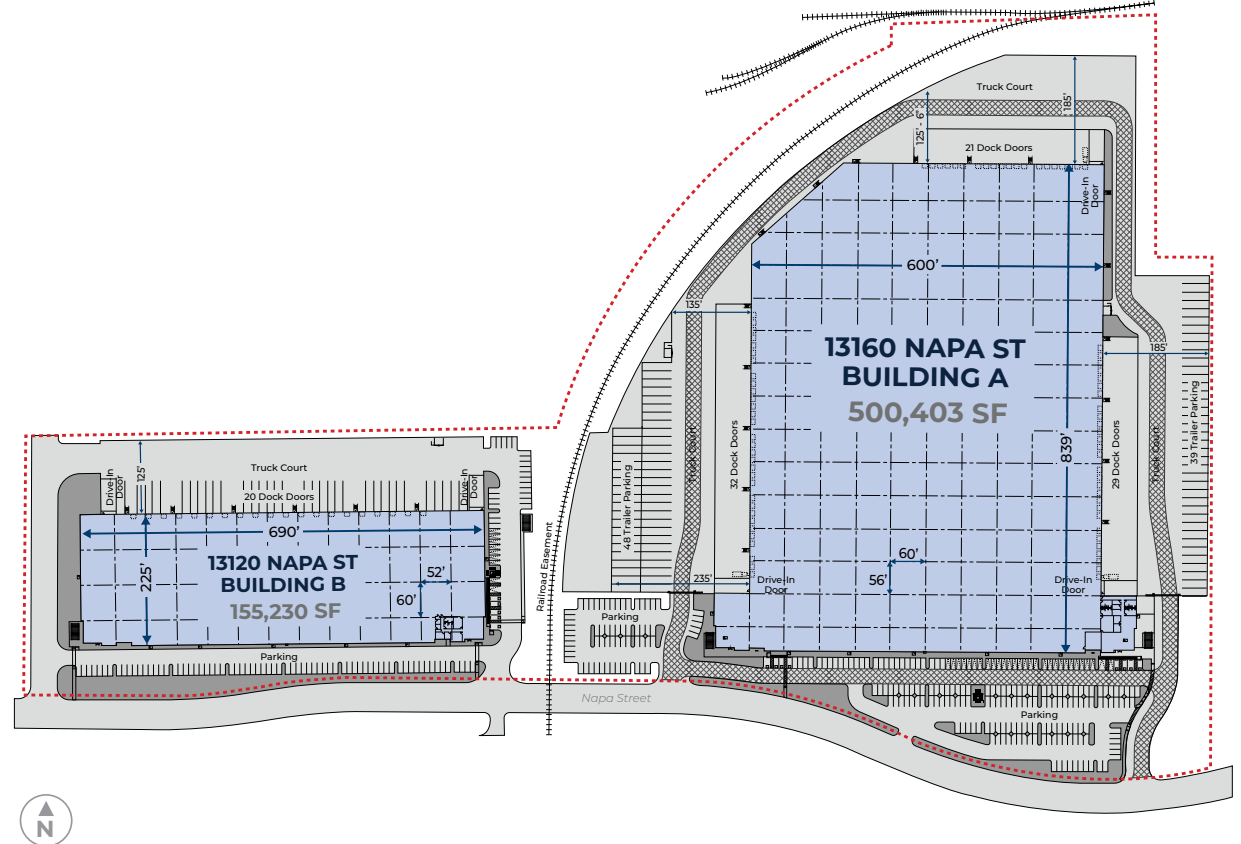
Speedway Commerce Center offers a premier Inland Empire West location with immediate access to the I-10 and I-15 freeways. This two-building state-of-the-art industrial development is flexible to suit a wide range of uses.



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13160 (BLDG A) AND 13120 (BLDG B) NAPA ST | RANCHO CUCAMONGA, CA 91739

PROPERTY OVERVIEW



Building A: 500,403 SF
Building B: 155,230 SF



Building A: 277 auto parking
Building B: 108 auto parking



Building A: 82 - 9' x 10' dock doors
Building B: 20 - 9' x 10' dock doors



Building A: 5,208 SF spec office
Building B: 3,172 SF spec office



Building A: 87 trailer parking
Building B: 20 trailer parking



Building A: K-25 ESFR system
Building B: K-17 ESFR system



Building A: 40' clear height
Building B: 32' clear height



LED lighting



Delivery anticipated Q1-Q2 2023



Spec-to-suit available



Equipped with a solar roof

Development



SCOTT MORSE

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Leasing



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AREA INFORMATION



BUSINESSES

1. NFI

2. Georgia Pacific

3. Exel Logistics

4. Mohawk

5. Geodis

6. Network Global Logistics
7. Home Depot

8. Trader Joe's

9. LeSaint Logistics

10. Mercedes Benz

11. Target

12. Delta Kitchen & Bathroom

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%

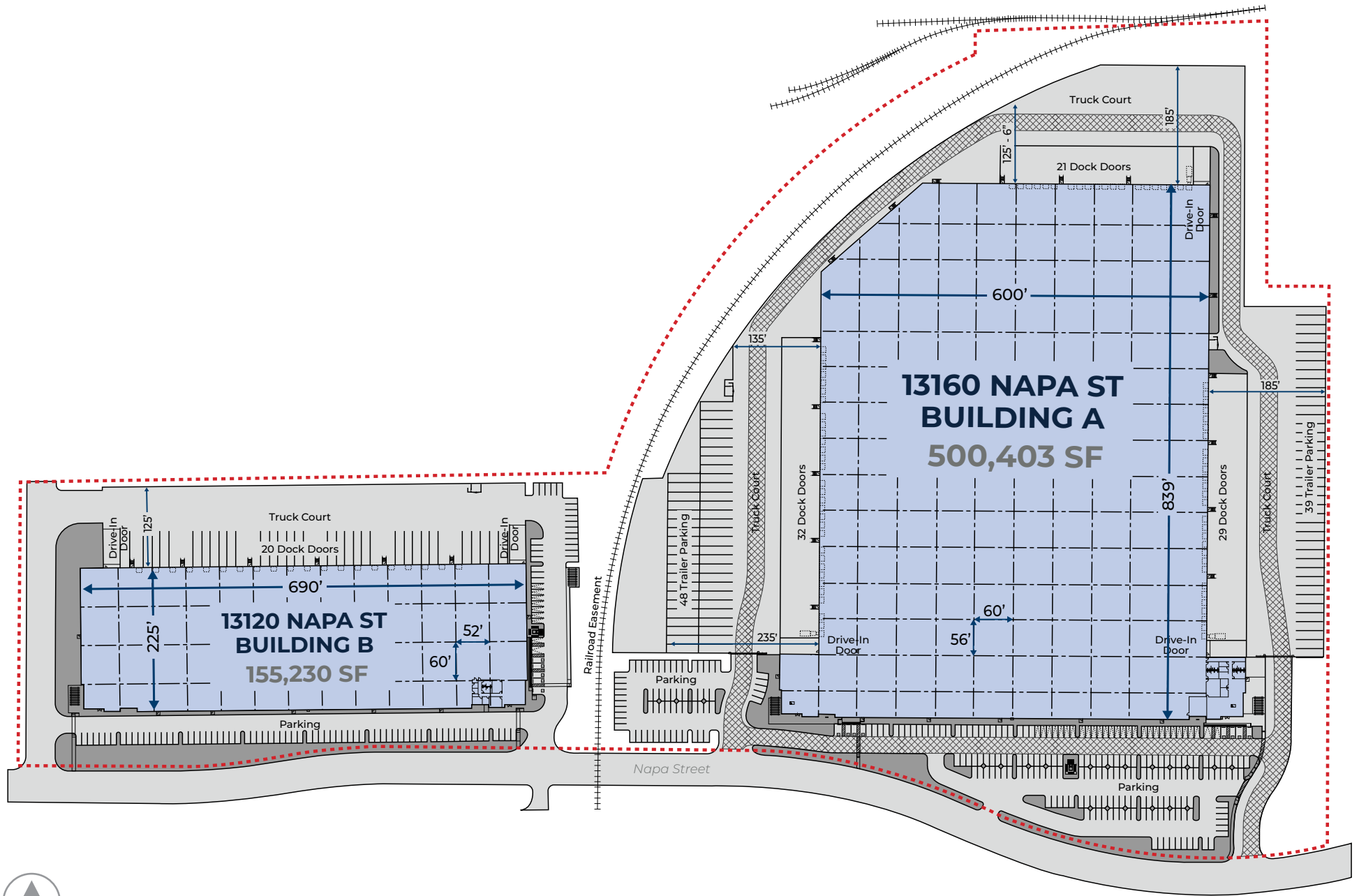
HIGH
SCHOOL GRADUATE



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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