

SPEEDWAY COMMERCE CENTER

BUILDING A

13160 Napa St | Rancho Cucamonga, CA 91739

500,403 SF Available | Delivery Q2 2023

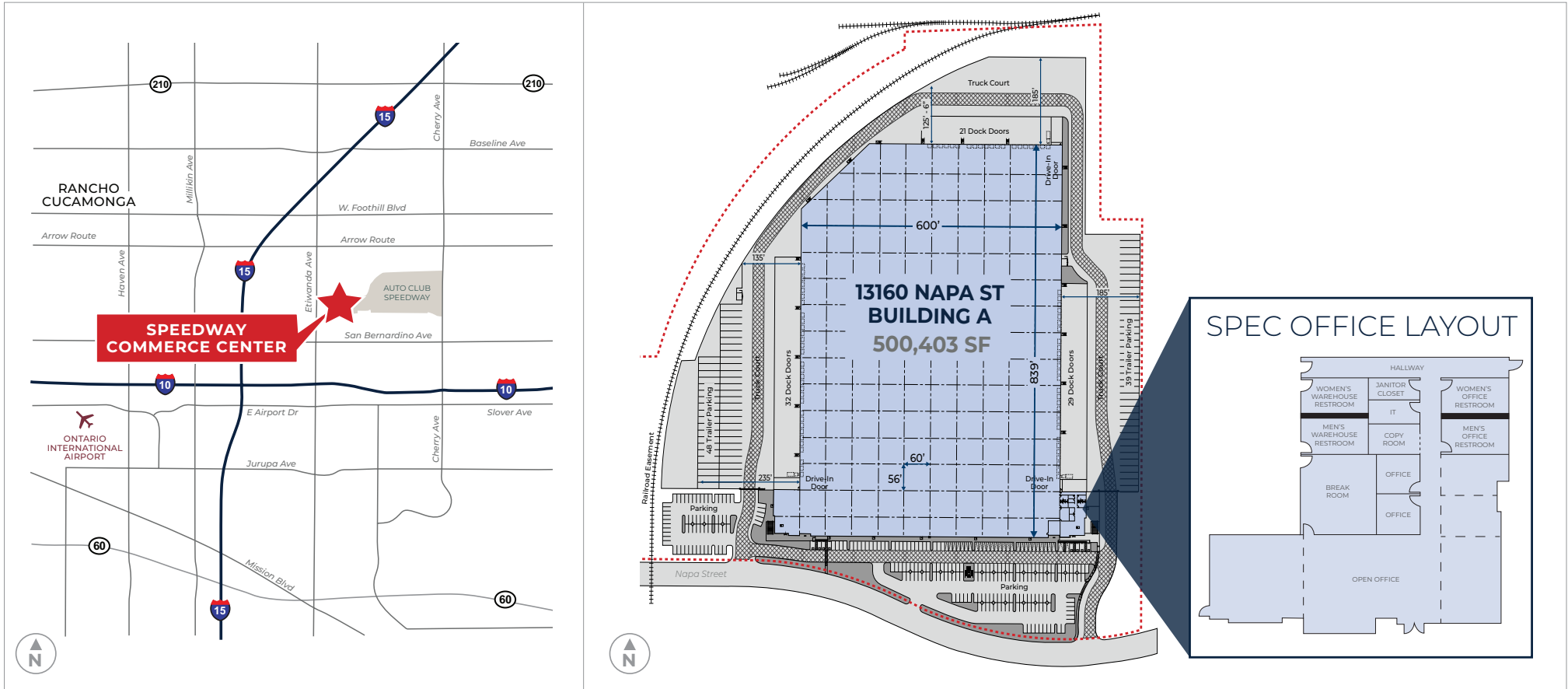
Speedway Commerce Center offers a premier Inland Empire West location with immediate access to the I-10 and I-15 freeways. This state-of-the-art industrial development is flexible to suit a wide range of uses.



SPEEDWAY COMMERCE CENTER | BUILDING A


13160 NAPA ST | RANCHO CUCAMONGA, CA 91739


PROPERTY OVERVIEW




 500,403 SF available

 5,208 SF spec office

 40' clear height


 Spec-to-suit available

 277 auto parking

 87 trailer parking

 LED lighting

 Equipped with a solar roof

 82 - 9' x 10' dock doors

 K-25 ESFR system

 Delivery anticipated Q2 2023

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

SPEEDWAY COMMERCE CENTER | BUILDING A

13160 NAPA ST | RANCHO CUCAMONGA, CA 91739

AREA INFORMATION



BUSINESSES

- | | |
|-----------------------------|------------------------------|
| 1. NFI | 7. Home Depot |
| 2. Georgia Pacific | 8. Trader Joe's |
| 3. Exel Logistics | 9. LeSaint Logistics |
| 4. Mohawk | 10. Mercedes Benz |
| 5. Geodis | 11. Target |
| 6. Network Global Logistics | 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. |

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%

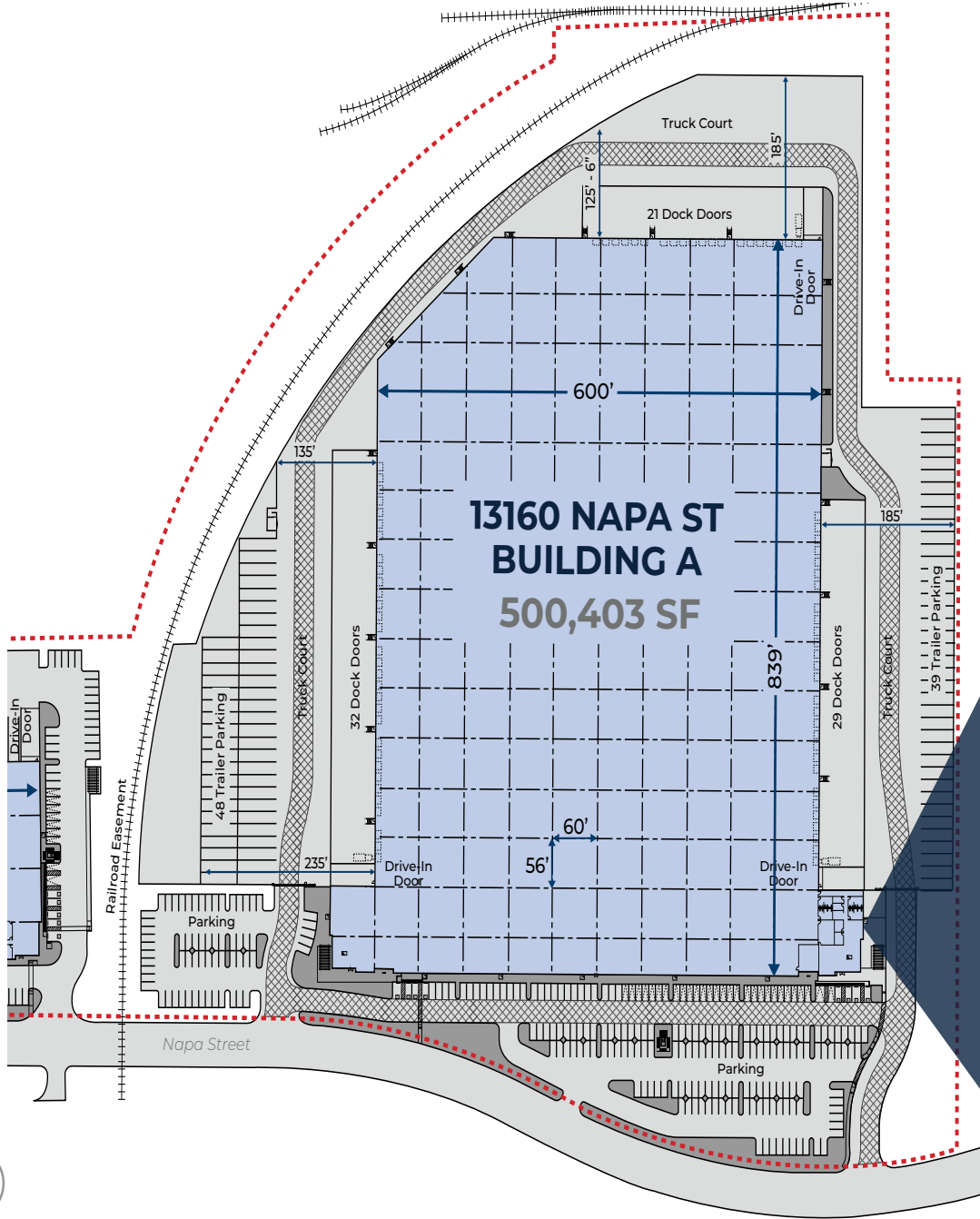
HIGH
SCHOOL GRADUATE



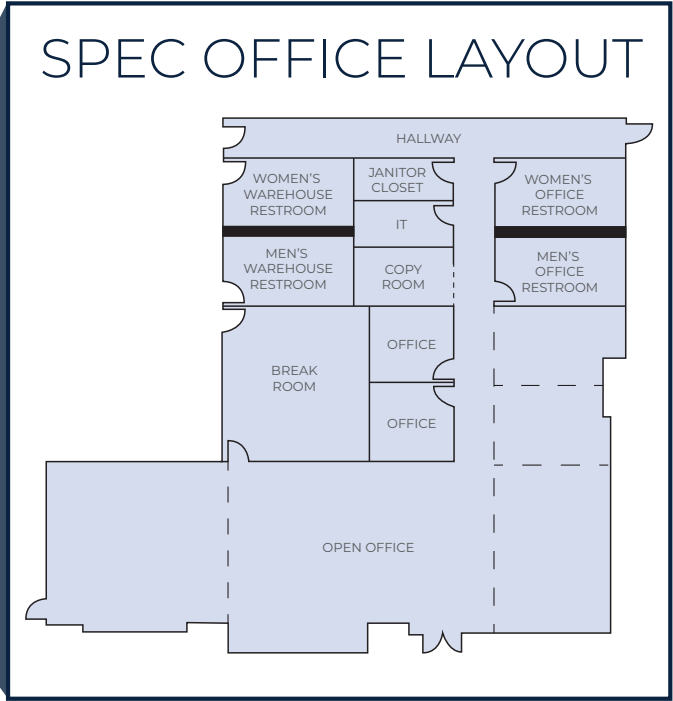
22%

BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI



**13160 NAPA ST
BUILDING A**
500,403 SF





SPEEDWAY COMMERCE CENTER | BUILDING A

13160 NAPA ST | RANCHO CUCAMONGA, CA 91739

INGRESS / EGRESS

CONTACT

DEVELOPMENT



SCOTT MORSE

909 380 7292 (o) 901 Via Piemonte | Ste 175
909 214 7899 (c) Ontario, CA 91764
scott.morse@hillwood.com hillwood.com
License # CA - 01969110

LEASING



PETER MCWILLIAMS

909 467 6860 (o) 3281 East Guasti Road | Ste 850
peter.mcwilliams@am.jll.com Ontario, CA 91761
License # CA - 00973278 www.us.jll.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.