

# 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

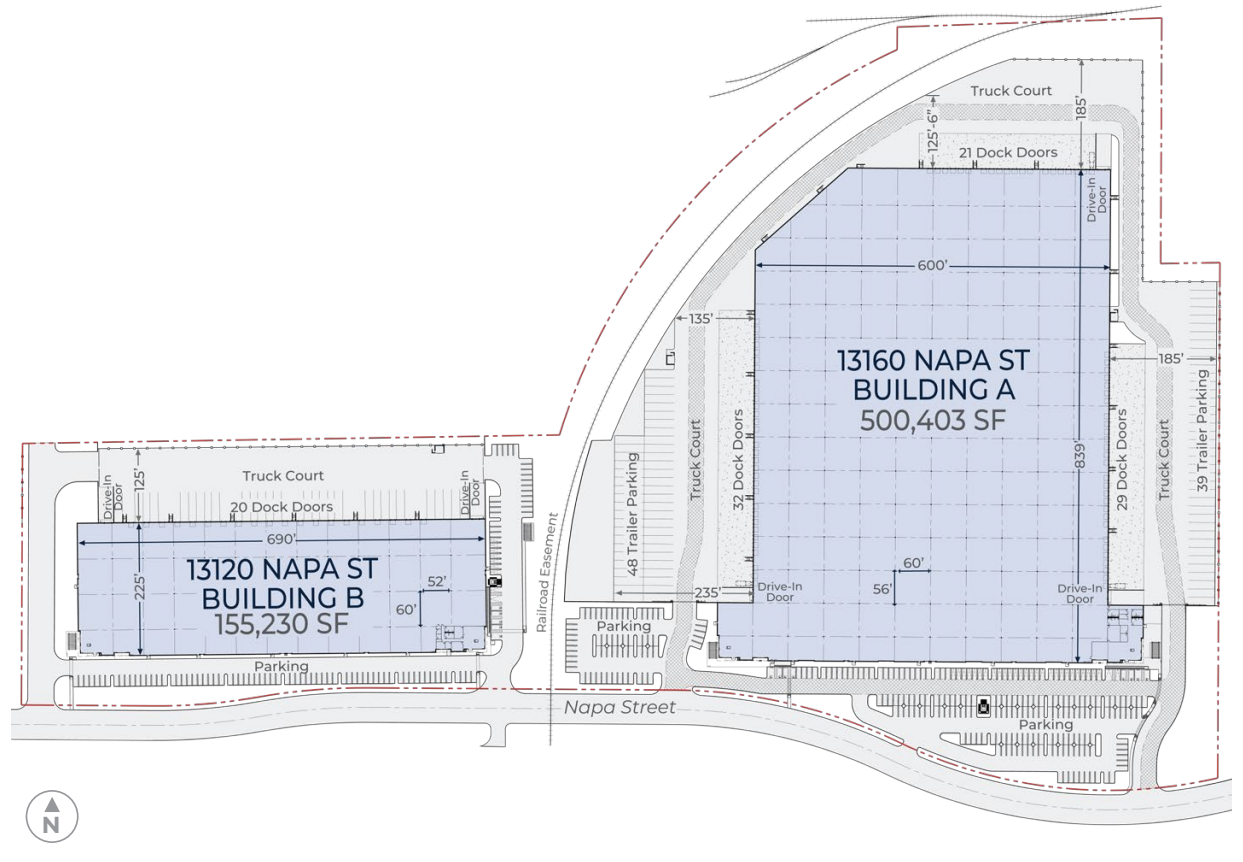
Speedway Commerce Center offers a premier Inland Empire West location with immediate access to the I-10 and I-15 freeways. This two-building state-of-the-art industrial development is flexible to suit a wide range of uses.



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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



### PETER MCWILLIAMS

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## 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<br>2.6 mi.  7 min. | Ontario Int'l Airport<br>5 mi.  10 min.         |
| Interstate 15<br>2.7 mi.  7 min. | Los Angeles Int'l Airport<br>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%**

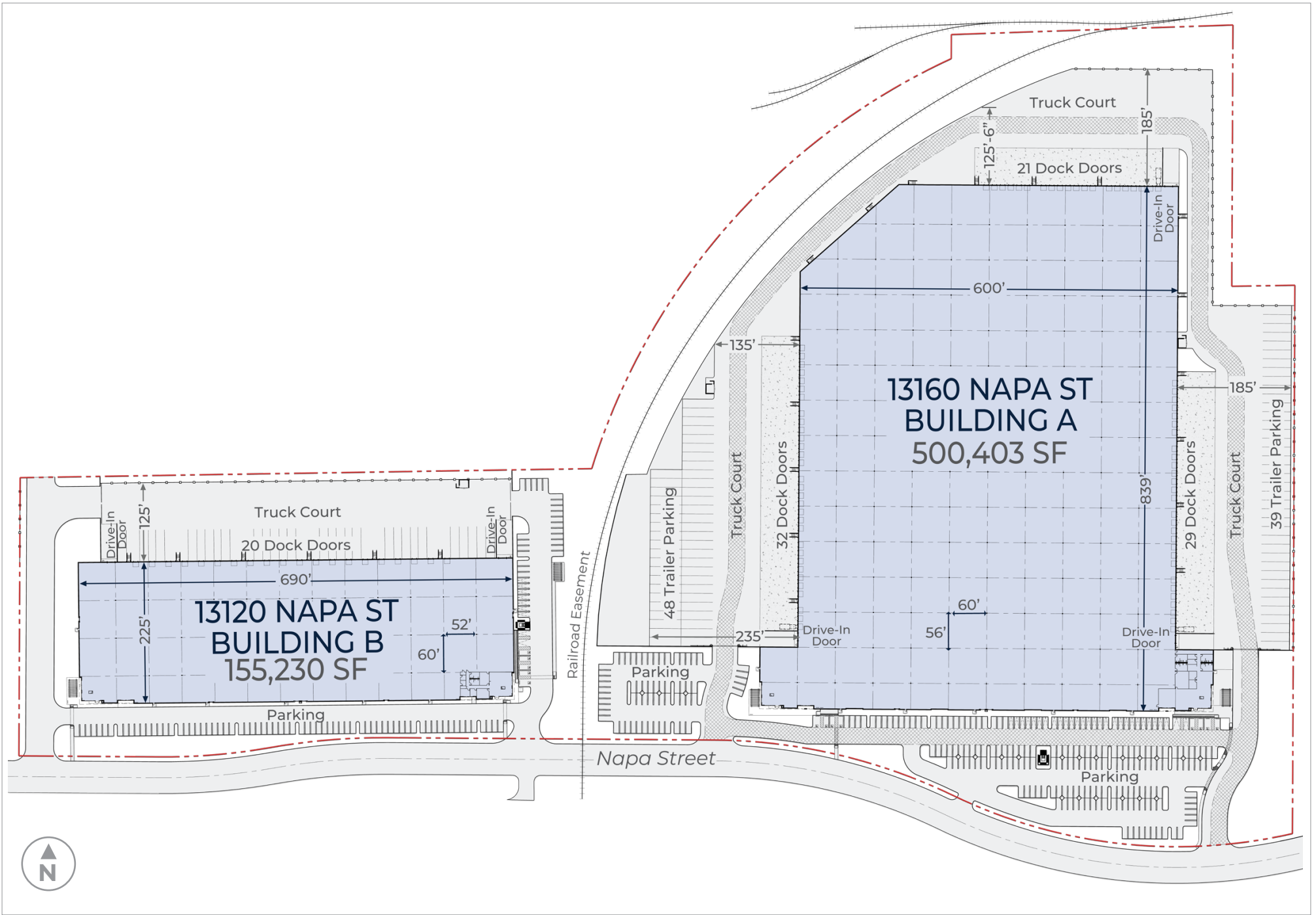
HIGH  
SCHOOL GRADUATE



**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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