

BRIDGE POINT RANCHO CUCAMONGA

BRIDGE
FOR LEASE

www.bridgepointranchocucamonga.com | 12415 Sixth Street | Rancho Cucamonga, CA



PLAY PROPERTY VIDEO

STRATEGIC LOGISTICS LOCATION STATE-OF-THE-ART CONSTRUCTION MOVE IN READY!

BUILDING HIGHLIGHTS

- Located within 60 miles of the Ports of Los Angeles & Long Beach
- State-of-the-art Class A building with Turn-Key Tenant Improvements
- Corporate Campus Environment with Blue Chip Neighbors
- 30% Utility Savings
- Remarkable proximity to Ontario International Airport (4 miles)
- Located less than one mile to both I-15 and I-10 providing superior access to CA-60, CA-210, CA-91, and I-215
- Strategic advantage of an Inland Empire population base of over 4.5 million people and the Greater Southern California region with population base of over 25 million people
- Neighborhood amenity base within 3 miles includes Ontario Mills Mall and Victoria Gardens

AVAILABLE SPACE

752,497 SF

LAND AREA

29.89 Acres

BUILDING CLEAR HEIGHT

40'

COLUMN SPACING

56' x 60'

AVAILABLE

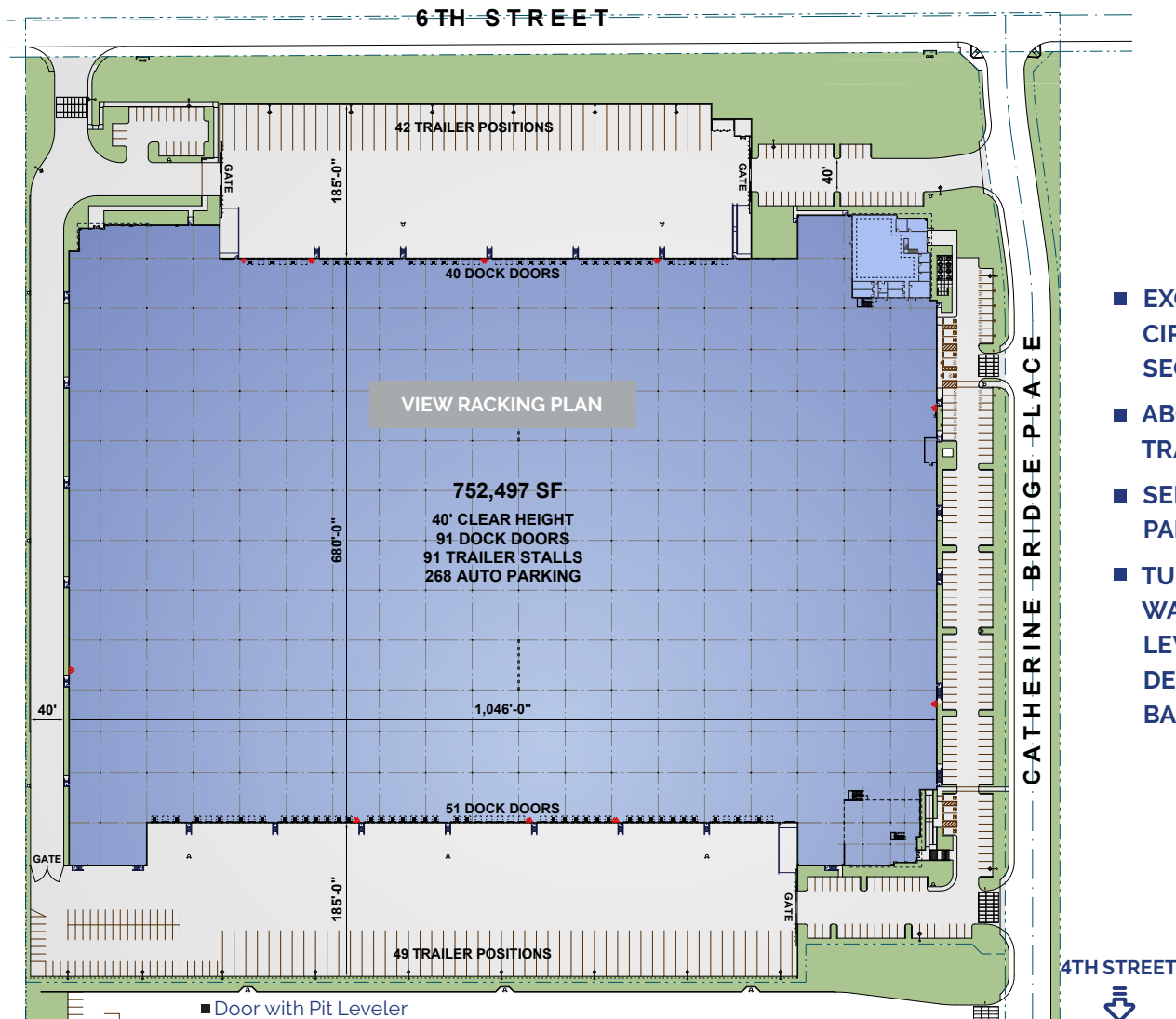
**IMMEDIATELY &
TURN-KEY**

752,497 SF

- **Address:** 12415 Sixth Street, Rancho Cucamonga, CA
- **Land Area:** 29.89 acres
- **Office SF:** 8,800
- **Warehouse SF:** 737,285
- **Mezzanine SF:** NEC: 8,312
SEC: 6,902

- **Ground Level Doors:** 4
- **Dock Doors:** 91
- **Dock Levelers:** 68 Mechanical Dock Levelers (40,000 lbs. capacity)
- **Power:** 4,000 Amps, expandable to 8,000 Amps
- **Clear Height:** ± 40'
- **Column Spacing:** 56'x 60'
- **Sprinklers:** ESFR, K-25 heads
- **Parking:** Auto 268 / Trailer 91

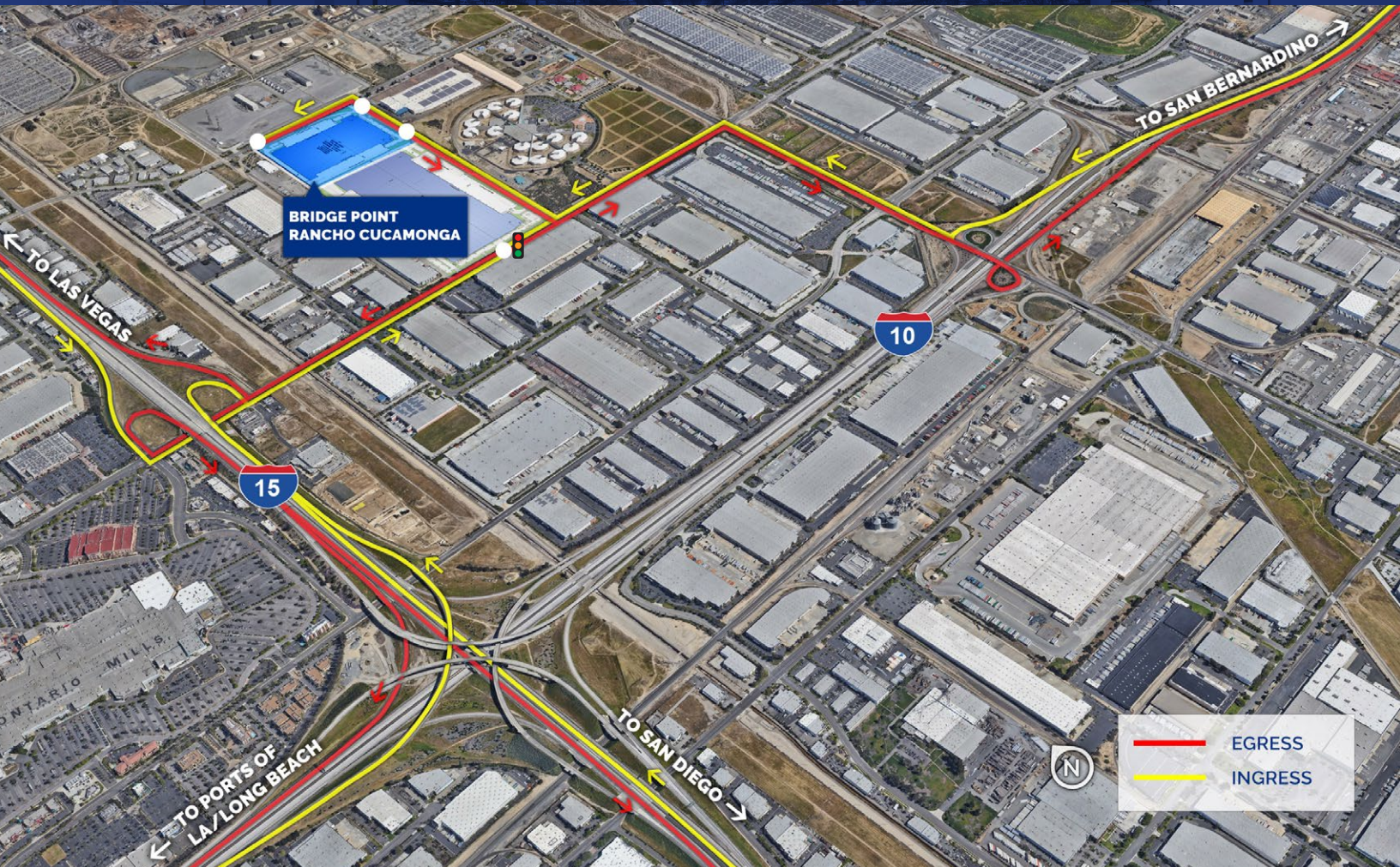
- **Floor Slab:** 8" thick, 4,000 PSI
- **Skylights:** 3%
- **Lighting:** LED
- **Solar Capacity:** 3.5 lbs/SF load capacity in the roof structure for future solar installations.
- **LEED** Gold Certification
- **Signalized** Traffic Control Access to Project on 4th Street



- **EXCELLENT CIRCULATION WITH SECURED ACCESS**
- **ABOVE STANDARD TRAILER PARKING**
- **SEPARATED ASSOCIATE PARKING**
- **TURN-KEY OFFICE, WAREHOUSE LIGHTING, LEVELERS WILL BE DELIVERED WITH THE BASE BUILDING**

STRATEGIC LOCATION

BRIDGE



BLUE CHIP CORPORATE NEIGHBORS

BRIDGE



ENERGY COST SAVINGS

Bridge Point Rancho Cucamonga is advantageously served by Rancho Cucamonga Municipal Utility ("RCMU"). RCMU is an independent utility which operates only in the City of Rancho Cucamonga and typically provides utility services at a **significant cost savings in comparison surrounding utility providers, approximately 30% in total.**

Bridge Point Rancho Cucamonga conducted a third-party consultation with Kosmont Companies to provide in detail the direct cost-savings of the Rancho Cucamonga Municipal Utility for users at the Property.

Furthermore, the City of Rancho Cucamonga provides for an additional utility savings, up to 20% a year, tied to new jobs created in the city, also outlined in the Kosmont Companies' summary. The City of Rancho Cucamonga's Office of Economic Development serves as a liaison between the City and the business community. The Office of Economic Development offers no-cost consultation for incentive identification, site selection, market analysis, regulatory and permitting compliance assistance.

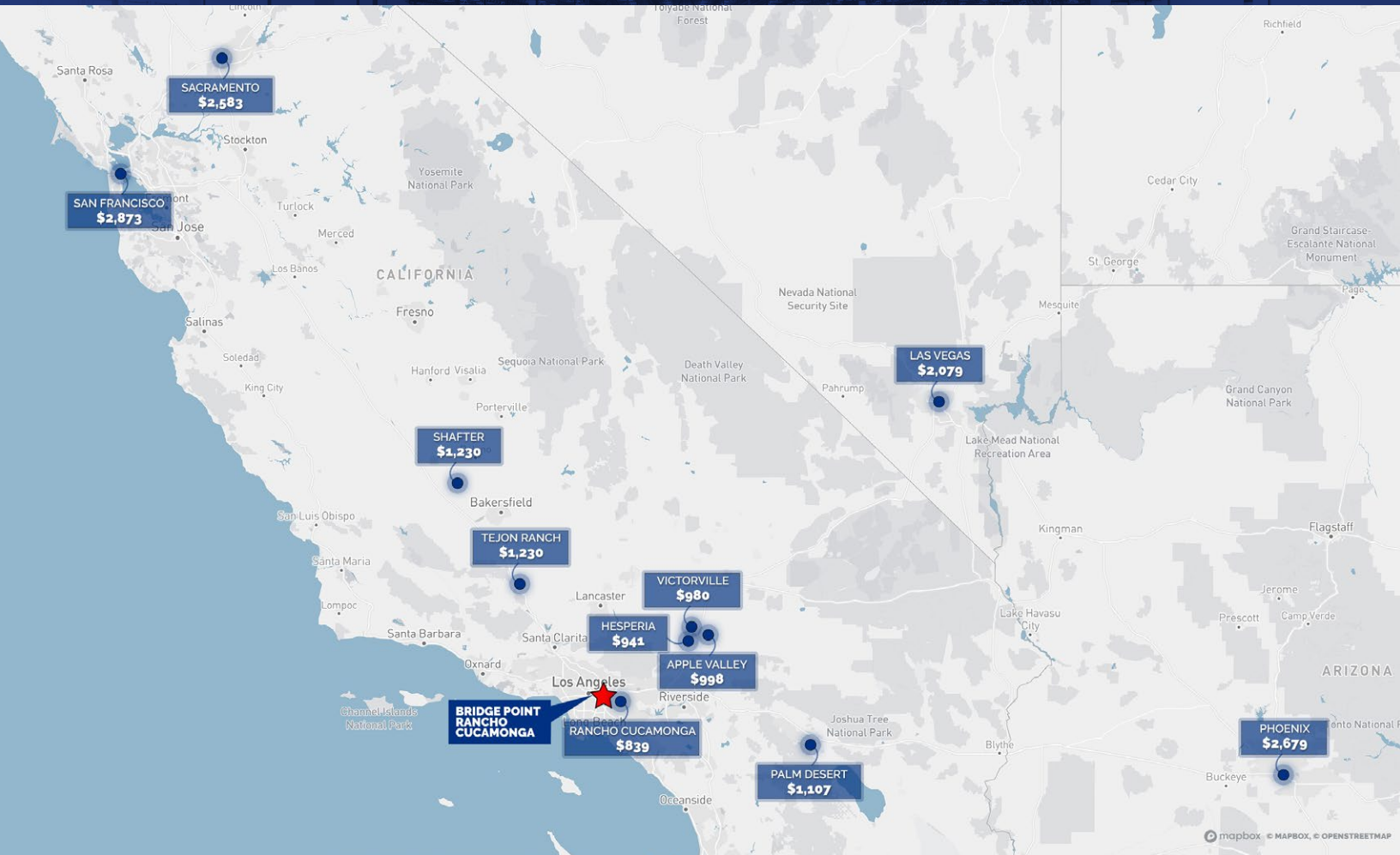
Please contact the City of Rancho Cucamonga Office of Economic Development for even more potential economic incentives and benefits.

[VIEW SUMMARY PDF](#)

DRAYAGE RATES & SAVINGS

From the Port of LA / Long Beach

BRIDGE



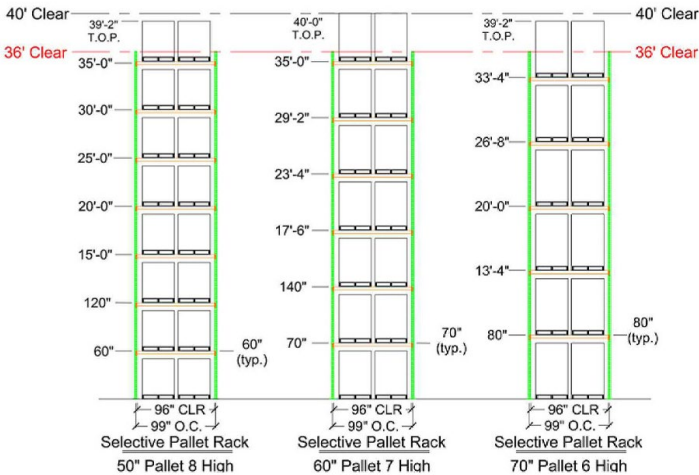
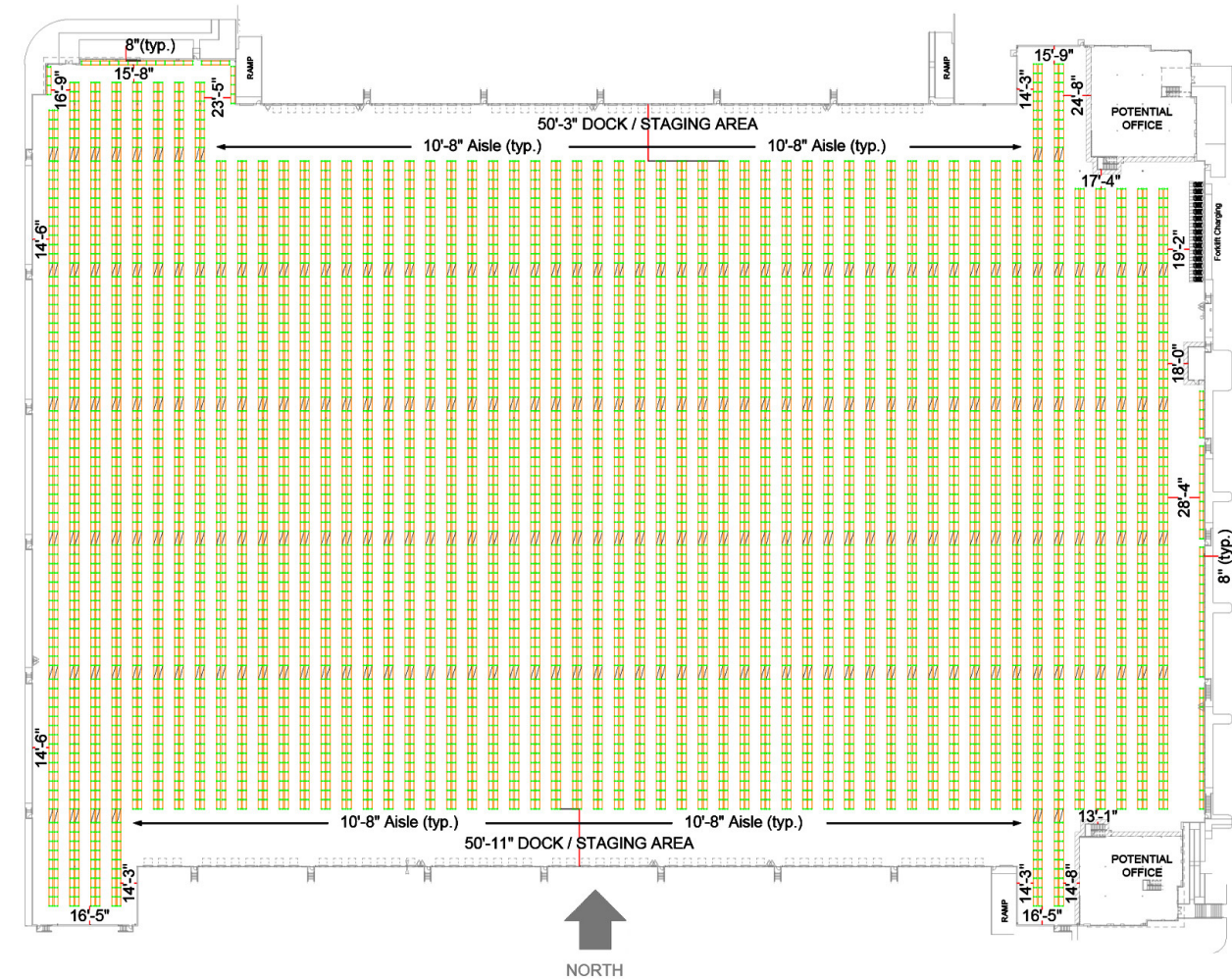
OUT OF MARKET DRAYAGE RATES

Market	Cost Per Container
Hesperia	\$941
Victorville	\$980
Apple Valley	\$998
Palm Desert	\$1,107
Tejon Ranch	\$1,230
Shafter	\$1,230
Las Vegas	\$2,079
Sacramento	\$2,583
Phoenix	\$2,679
San Francisco	\$2,873

**RANCHO
CUCAMONGA**

\$839

SAMPLE RACKING PLAN



40' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
7,664	50"	122,624
	60"	107,296
	70"	91,968

DOWNLOAD RACKING PLAN

72 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

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