



GOODMAN LOGISTICS CENTER RANCHO CUCAMONGA



**RARE 1.6M SF
Two Building
Campus**

8688 Etiwanda
& 12521 Arrow Route,
Rancho Cucamonga, CA

SPACE FOR OPERATIONAL EFFICIENCY

Goodman Logistics Center Rancho Cucamonga is strategically located in the Inland Empire West, offering direct access to the I-15 and I-10 freeways.

This modern two-building logistics campus totals 1,589,946 square feet and features fully secured truck courts connected by a concrete ramp. The prime location and efficient design makes Goodman Logistics Center Rancho Cucamonga well suited to distribution, logistics, e-commerce and aviation customers. Both buildings 1 and 2 are available from October 2026.



LARGE CONSUMER REACH

Access a population of 19.2 million people within a two-hour HGV drivetime¹

WORKFORCE WITHIN REACH

Benefit from proximity to one of the deepest and fastest-growing logistics labor pools in western US

STRATEGIC LOCATION

Enjoy fast access to the 15 freeway, just 1 mile from the site

¹Source Esri and Michael Bauer Research, 2025

AERIAL VIEW



BUILDING 2

BUILDING 1

Goodman+

DESIGNED FOR FLEXIBILITY



SPECIFICATION



6,000+ SQFT
existing office space



36FT
clear internal height



397
trailer parking stalls



185FT
truck court depth

- + 56'X60' typical column spacing
- + Cross dock configuration
- + Fully secured truck courts with multiple guard shack locations
- + 4 grade level doors per building
- + Base energy efficient T-8 motion sensor lighting
- + 1,589,946 sqft total for building 1 and 2 available
- + 2,500 Amps existing power with the option to expand up to 8,000 Amps
- + ESFR sprinkler system
- + Concrete truck courts
- + LEED Certified building
- + Zoning: Heavy Industrial

POWER EXPANSION

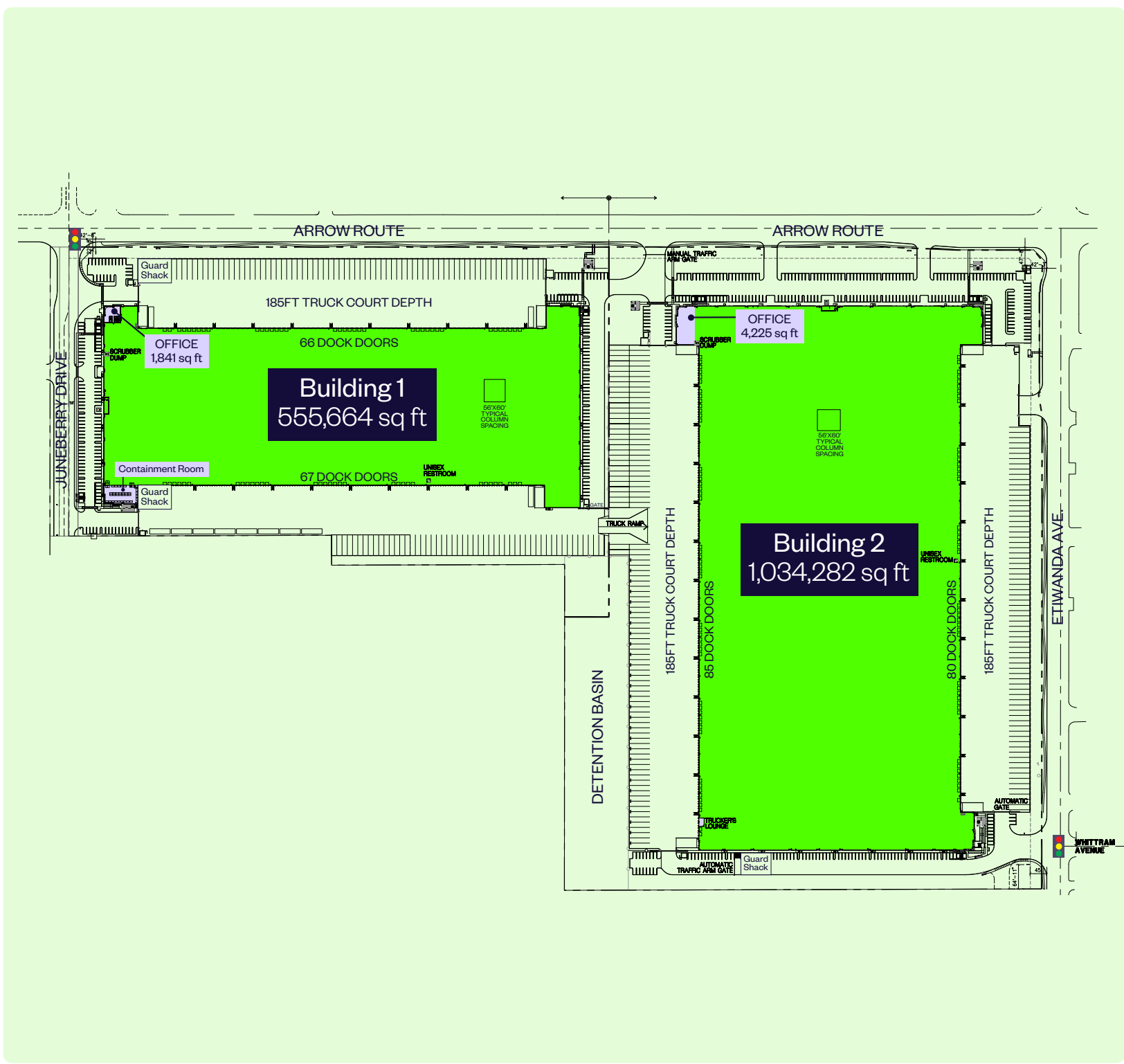
Power	Timeline (estimated)	Cost
4,000 Amps	12 weeks from submission to RCMU* (requires upgrade to electrical room)	\$200K*
8,000 Amps	30+ weeks from submission to RCMU (requires new transformers and infrastructure)	\$900K+

*30 weeks and additional \$200K if new transformer is required

SITE PLAN

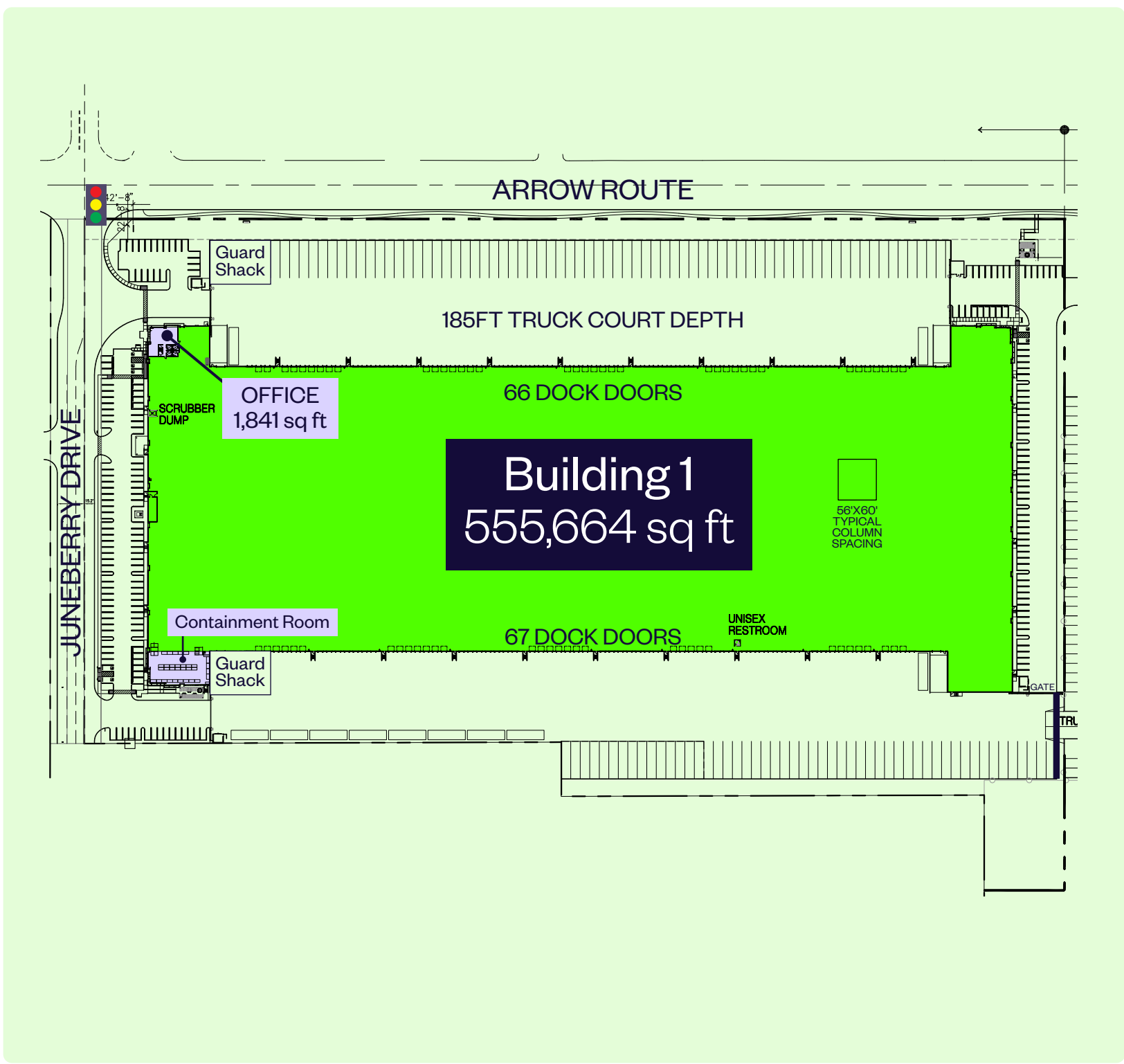
Building 1	±555,664 sq ft
Office	1,841 sq ft
FAR	47%
Power	2,500 Amps option to expand up to 8,000 Amps
Trailer parking	130 stalls
Dock doors	133 doors 69 levelers
Dock door spacing	13ft
Drive in doors	4 doors
Building dimensions	420ft x 1273ft-7"
Slab Thickness / PSI	7" / 4000 psi (reinforced along perimeter to the 1st column width/depth)
Flatness & Levelness	Ff50 & F135
Building 2	±1,034,282 sq ft
Office	4,225 sq ft
FAR	50%
Power	2,500 Amps option to expand up to 8,000 Amps
Trailer parking	267 stalls
Dock doors	165 doors 91 levelers
Dock door spacing	13ft
Drive in doors	4 doors
Building dimensions	700ft x 1455ft
Slab Thickness / PSI	7" / 4000 psi (reinforced along perimeter to the 1st column width/depth)
Flatness & Levelness	Ff50 & F135

Warehouse space Office space



SITE PLAN

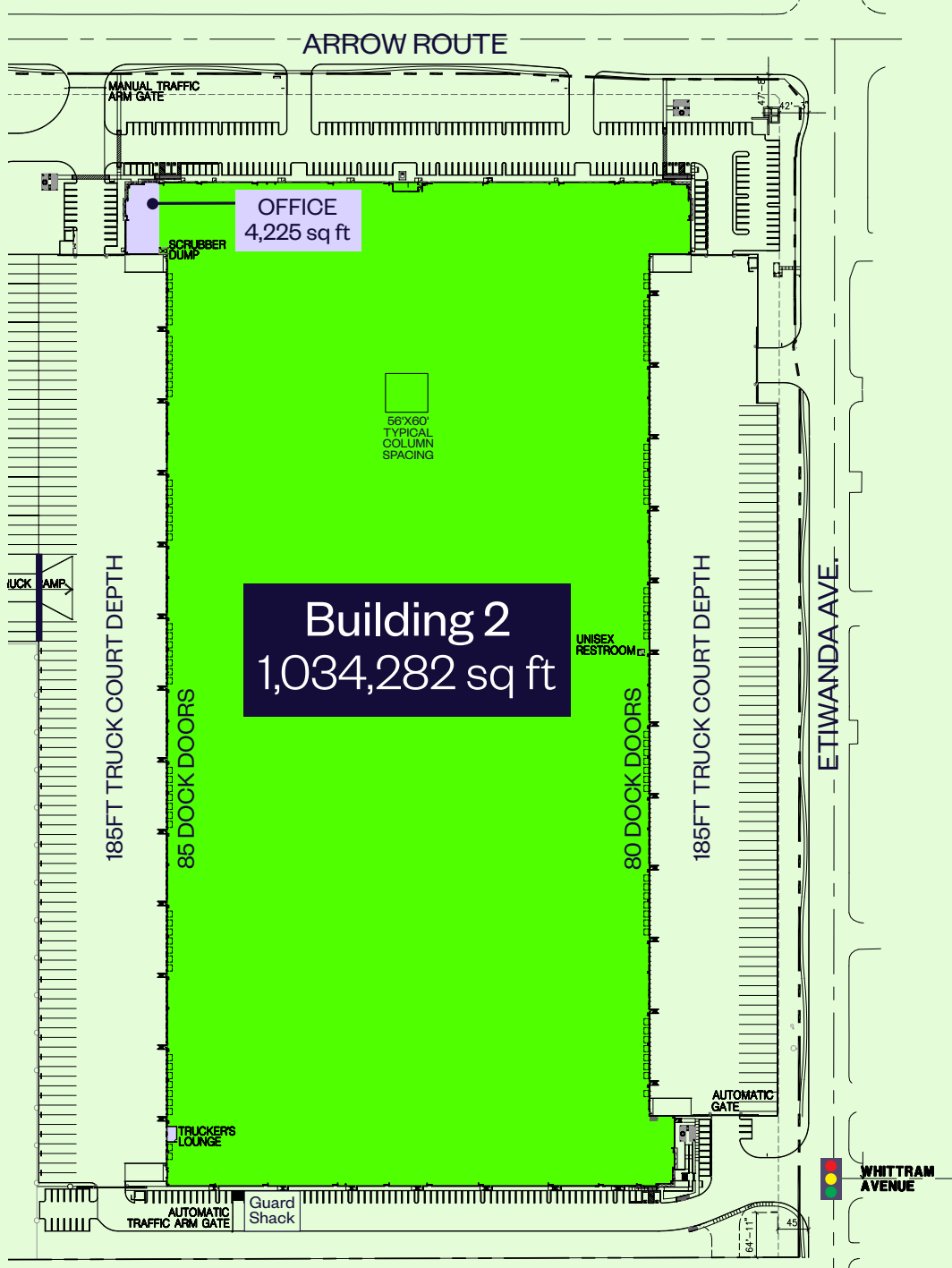
Building 1	±555,664 sq ft
Office	1,841 sq ft
FAR	47%
Power	2,500 Amps option to expand up to 8,000 Amps
Trailer parking	130 stalls
Dock doors	133 doors 69 levelers
Dock door spacing	13ft
Drive in doors	4 doors
Building dimensions	420ft x 1273ft-7"
Slab Thickness / PSI	7" / 4000 psi (reinforced along perimeter to the 1st column width/depth)
Flatness & Levelness	Ff50 & F135



■ Warehouse space
■ Office space

SITE PLAN

Building 2	±1,034,282 sq ft
Office	4,225 sq ft
FAR	50%
Power	2,500 Amps option to expand up to 8,000 Amps
Trailer parking	267 stalls
Dock doors	165 doors 91 levelers
Dock door spacing	13ft
Drive in doors	4 doors
Building dimensions	700ft x 1455ft
Slab Thickness / PSI	7" / 4000 psi (reinforced along perimeter to the 1st column width/depth)
Flatness & Levelness	Ff50 & F135



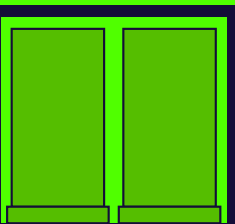
Warehouse space
Office space

RACKING PLAN BUILDING 1 RENDERING



RACKING PLAN BUILDING 1

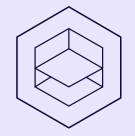
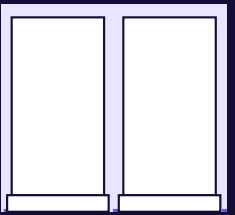
36'
CLEAR



56,832
PALLETs

20%
MORE
THAN 32'

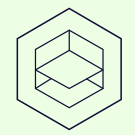
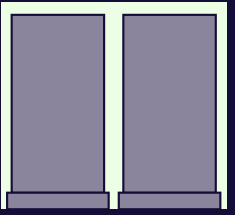
32'
CLEAR



47,232
PALLETs

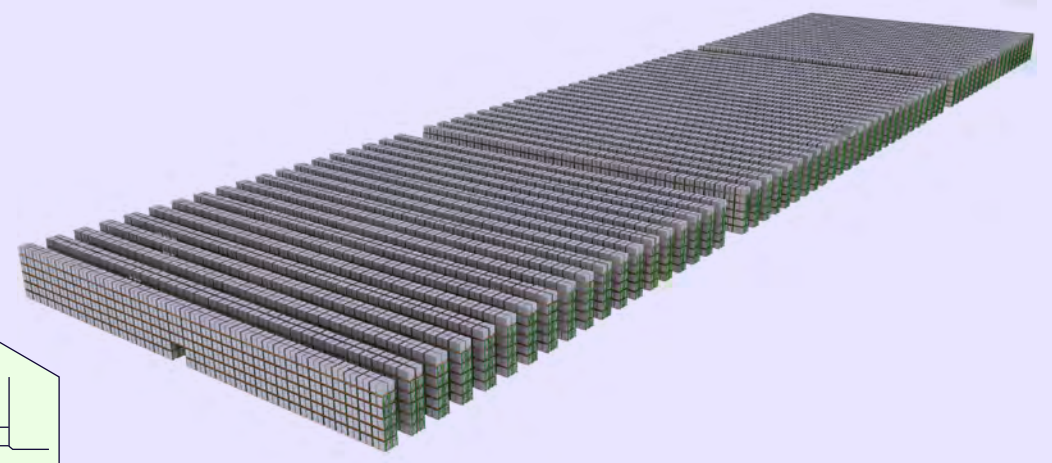
51%
MORE
THAN 24'

24'
CLEAR



37,632
PALLETs

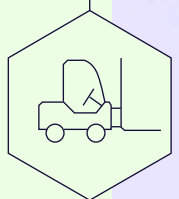
RACK LAYOUT ISO VIEW



ASSUMPTIONS

5'
PALLETs

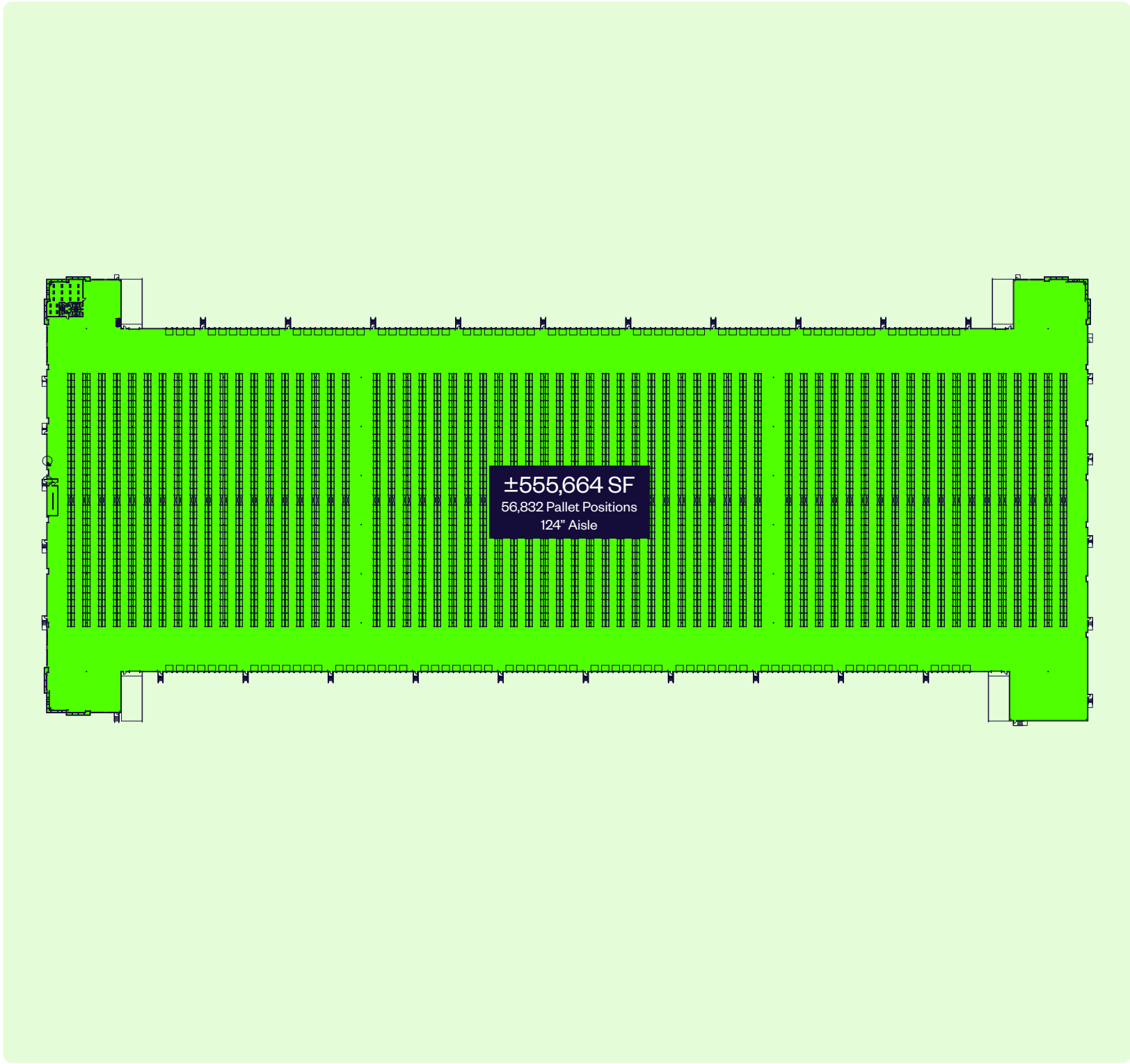
5'8"
RACK OPENING
BEAM TO BEAM



DRAFT RACKING PLAN BUILDING 1

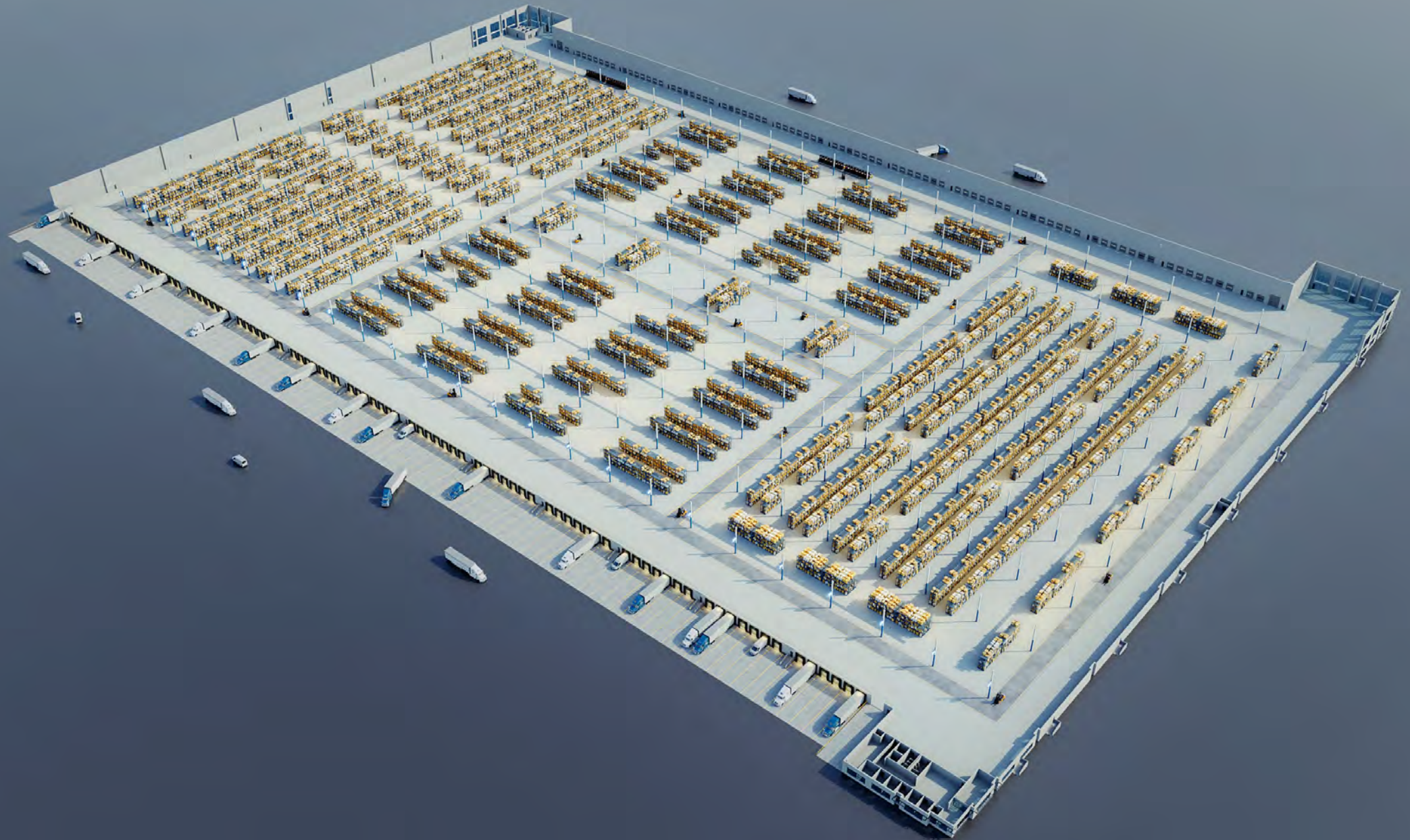
Assumptions	5' Pallets	5' 8" Rack Opening Beam to Beam
-------------	------------	---------------------------------

	sq ft	# of Pallet positions
36' Clear	±555,664	56,832
32' Clear	±555,664	47,232
24' Clear	±555,664	37,632



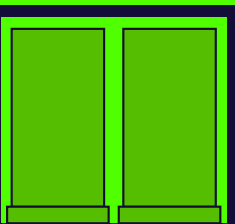
Warehouse space

RACKING PLAN BUILDING 2 RENDERING



RACKING PLAN BUILDING 2

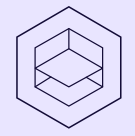
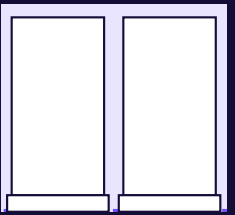
36'
CLEAR



125,808
PALLETS

20%
MORE
THAN 32'

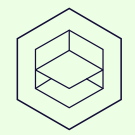
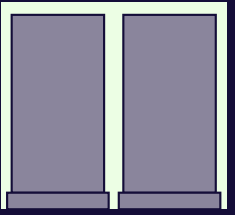
32'
CLEAR



104,392
PALLETS

51%
MORE
THAN 24'

24'
CLEAR



82,976
PALLETS

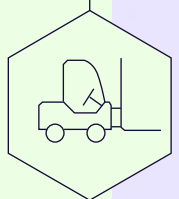
ASSUMPTIONS

5'

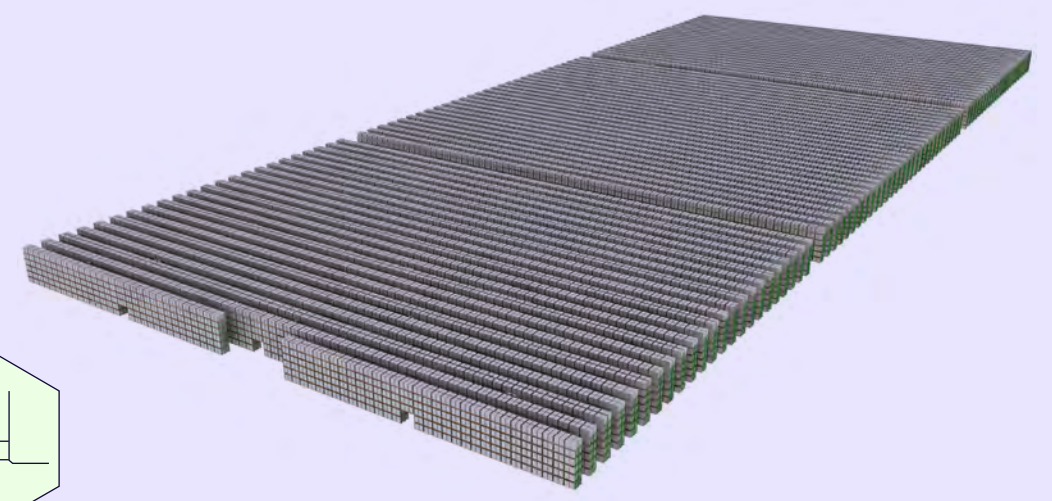
PALLETS

5'8"

RACK OPENING
BEAM TO BEAM



RACK LAYOUT ISO VIEW



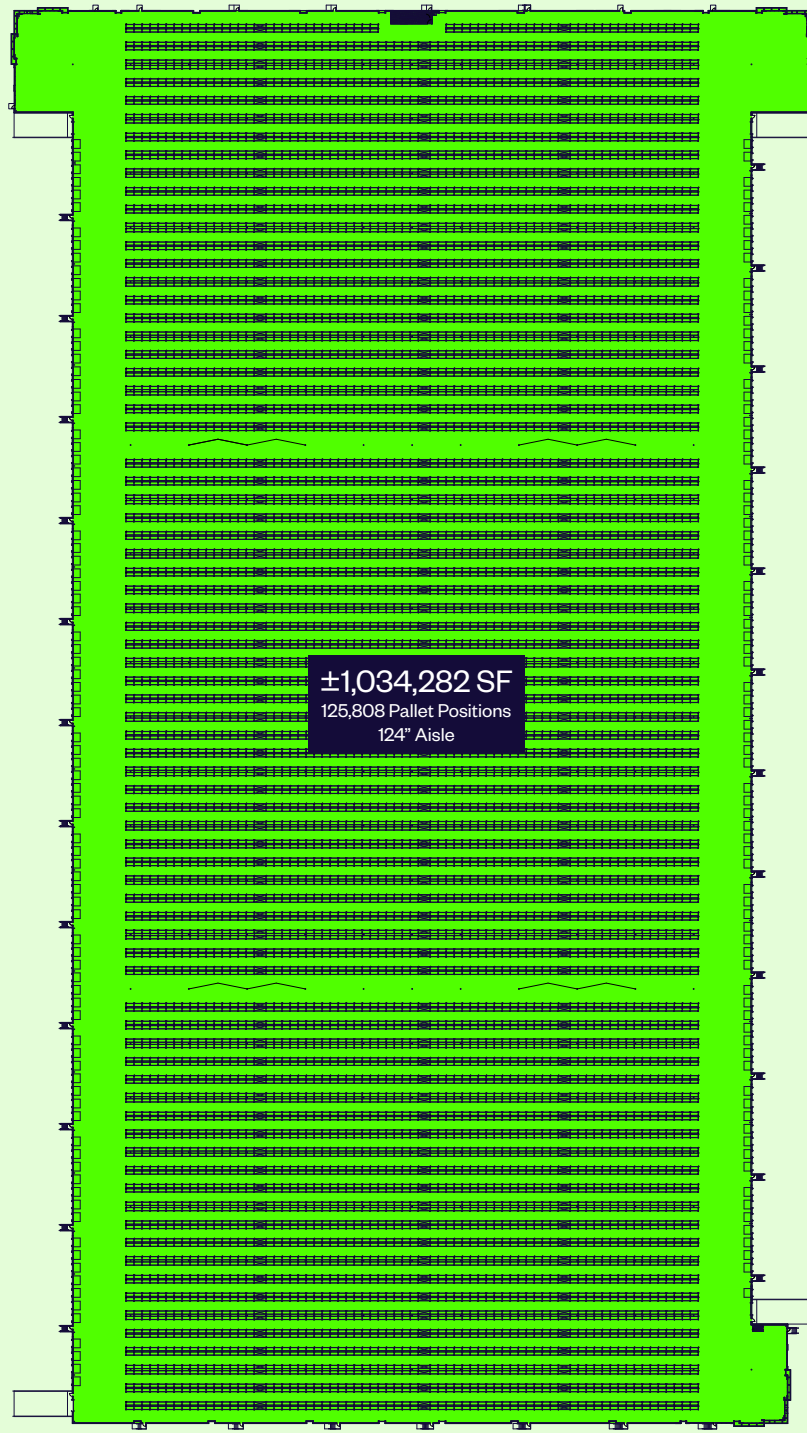
5'-8"

5'

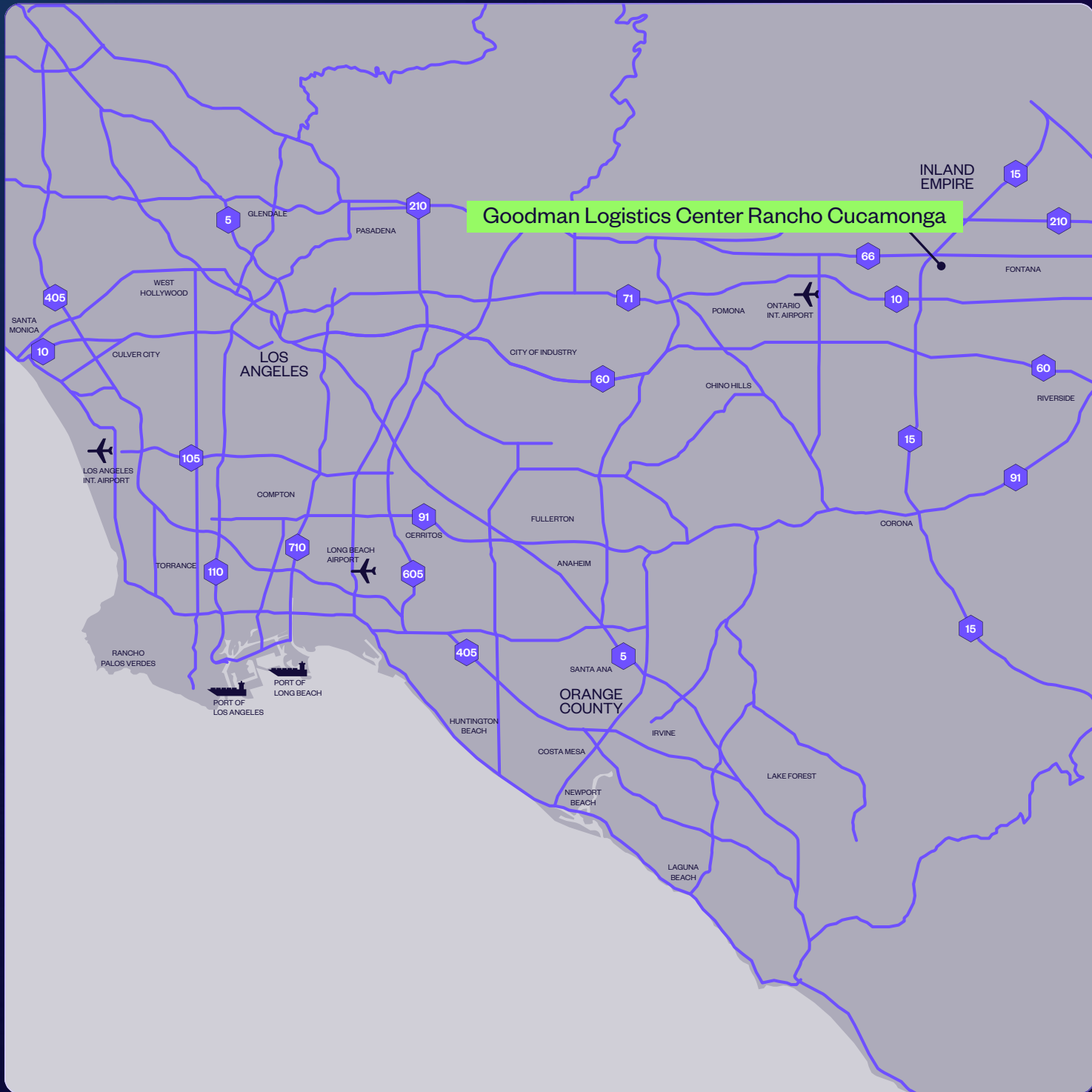
DRAFT RACKING PLAN BUILDING 2

Assumptions	5' Pallets	5' 8" Rack Opening Beam to Beam
-------------	------------	---------------------------------

	sq ft	# of Pallet positions
36' Clear	±1,034,282	125,808
32' Clear	±1,034,282	104,392
24' Clear	±1,034,282	82,976



±1,034,282 SF
 125,808 Pallet Positions
 124" Aisle



Goodman Logistics Center Rancho Cucamonga

LOCATION

8688 Etiwanda & 12521 Arrow Route,
Rancho Cucamonga, Ca

Designed for speed, flexibility and efficient regional and national distribution.

The Goodman Logistics Center Rancho Cucamonga enjoys excellent freeway connectivity to key routes, with direct access to the I-10 and I-15 freeways.



ROAD

I-15 freeway	1 mile
I-10 freeway	2.5 miles
210 freeway	3.5 miles



AIRPORTS

Ontario International Airport	6 miles
UPS International Air Hub	7 miles
Los Angeles International Airport	60 miles



PORTS

Port of Los Angeles / Long Beach	60 miles
----------------------------------	----------

WORKFORCE WITHIN REACH

The Inland Empire offers one of the deepest and fastest-growing logistics labor pools in the Western United States.



FORKLIFT DRIVERS

AVERAGE HOURLY EARNINGS: \$21.90

Drive Time	2019 - 2024 % Change in Res. Workers	2024 Net Commuters	2024 Resident Workers
15 Minutes	26%	6,508	4,369
30 Minutes	24%	8,323	13,379
45 Minutes	23%	9,195	25,224



WAREHOUSE WORKERS

AVERAGE HOURLY EARNINGS: \$19.64

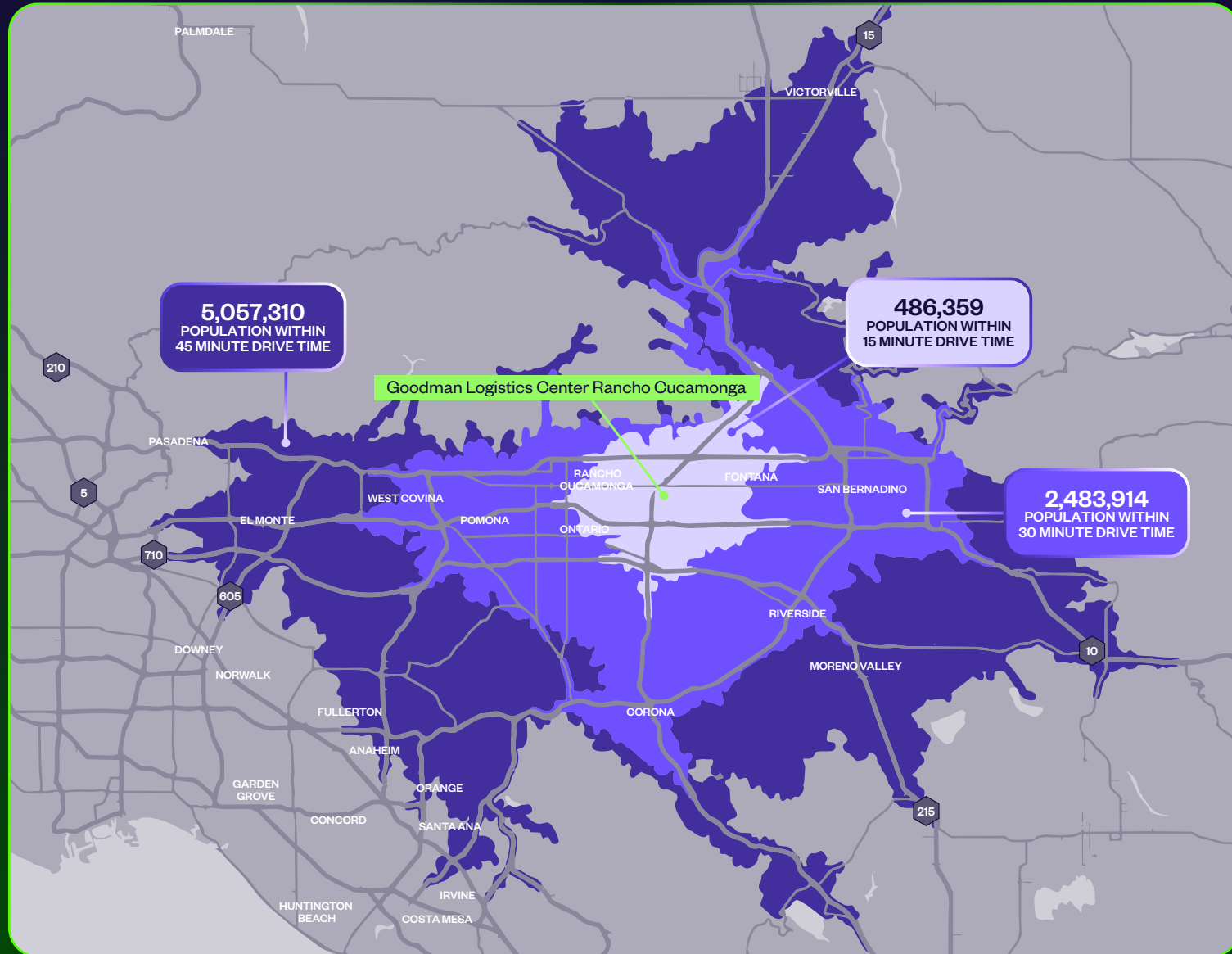
Drive Time	2019 - 2024 % Change in Res. Workers	2024 Net Commuters	2024 Resident Workers
15 Minutes	10%	28,598	25,459
30 Minutes	9%	35,320	81,201
45 Minutes	7%	36,973	170,216



MANUFACTURERS & FABRICATORS

AVERAGE HOURLY EARNINGS: \$19.92

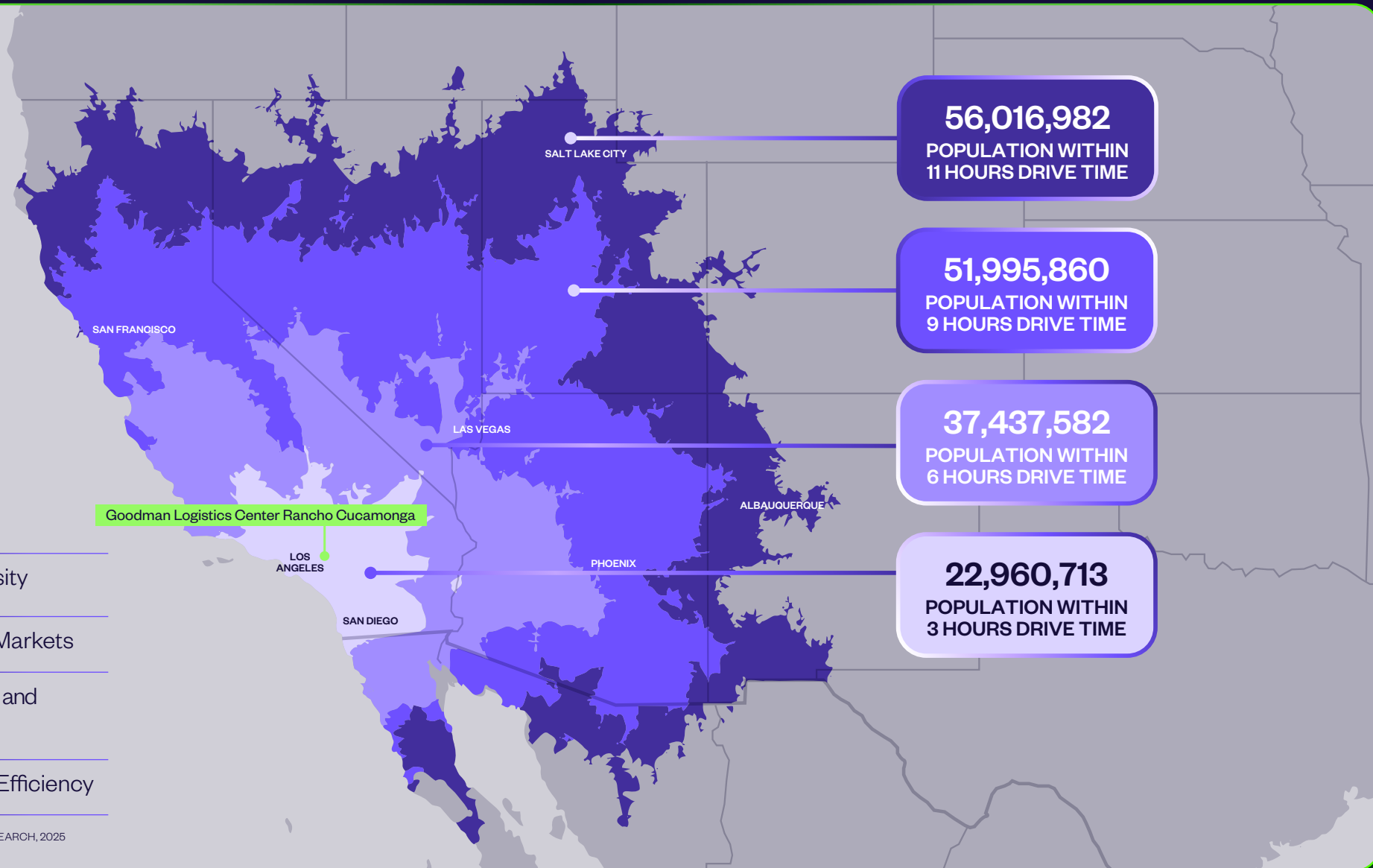
Drive Time	2019 - 2024 % Change in Res. Workers	2024 Net Commuters	2024 Resident Workers
15 Minutes	-10%	1,431	2,470
30 Minutes	-10%	1,584	8,399
45 Minutes	-9%	752	20,296



DELIVER IN A DAY

ONE-DAY DISTRIBUTION REACH

From Rancho Cucamonga, businesses can reach a massive consumer base within a one-day ground delivery window.



High Population Density

Major Consumption Markets

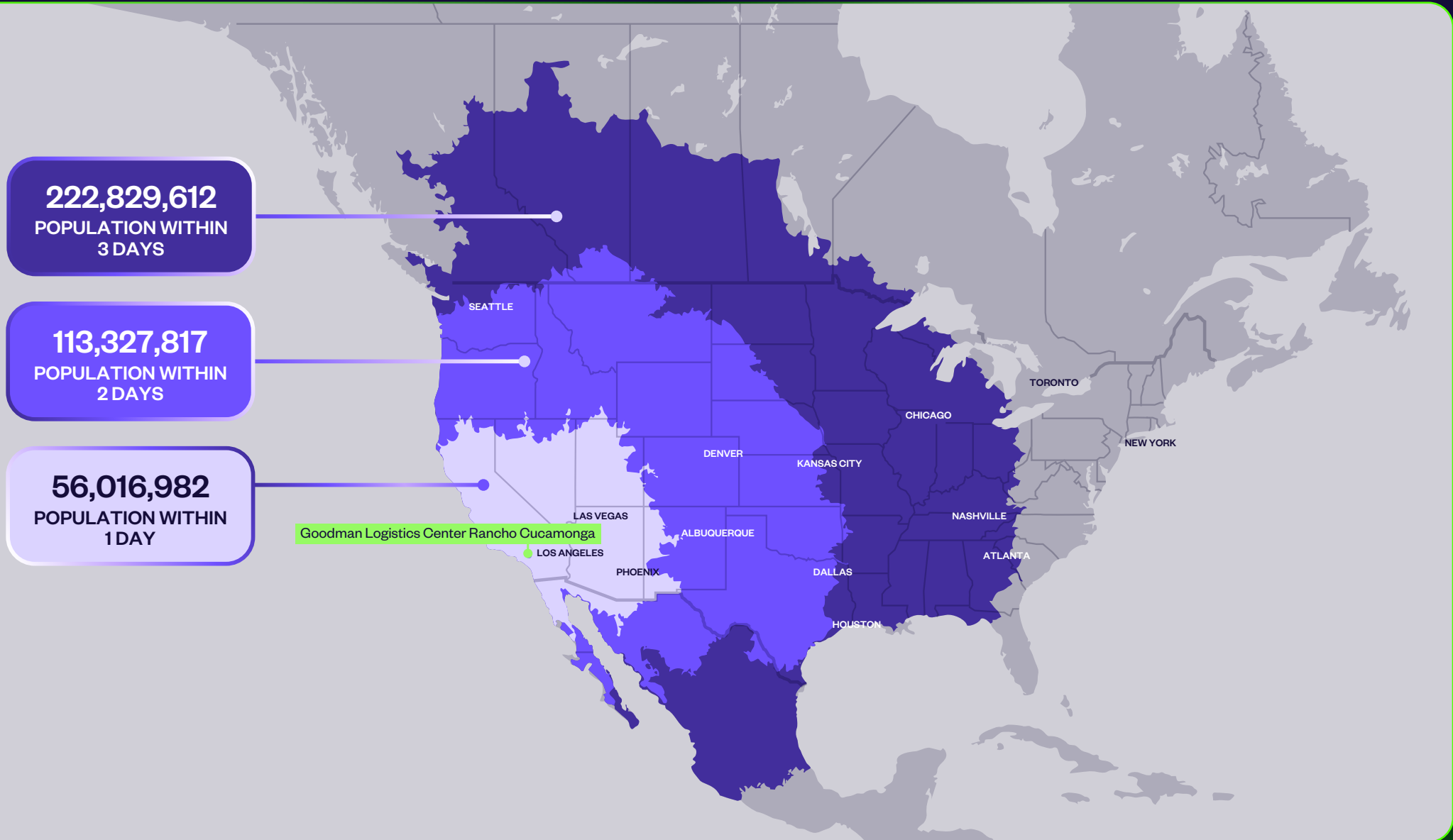
Reduced Transit Times and Transportation Costs

Optimized Last-Mile Efficiency

SCALE WITHOUT LIMITS

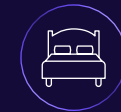
THREE-DAY DISTRIBUTION REACH

- A strategic West Coast location allows for efficient nationwide distribution
- Access to major Western, Central, and Southwestern markets
- Balanced Network Coverage



AMENITIES

Located in Inland Empire west, the commerce center benefits from a wide range of food and beverage outlets with close proximity to Victoria Gardens along with hotels and other leisure facilities.



HOTELS

Four points by Sheraton, Hampton Inn, Best Western, Courtyard by Marriott and more



FOOD AND BEVERAGE

Longhorn steakhouse, Fogo de chao, the cheesecake factory, yard house, shake shack, panini kebab grill, mendocino farms, in-n-out burger and more



GROCERY SHOPS

Walmart, Costco, Sprouts, Ralphs and Vons



CONTACT US



ENQUIRE NOW

Chris Popma
Vice President, Asset Management
chris.popma@goodman.com
949 407 0112

Derek Gianola
Regional Property Manager
derek.gianola@goodman.com
949 407 0194



Thomas Taylor
License #: 00598896
thomas.taylor@colliers.com
909 612 2614

Steve Bellitti
License #: 01048797
steve.bellitti@colliers.com
909 612 2617

Joey Jones
License #: 01952925
joey.jones@colliers.com
909 612 2628

Evelyn Manning
License #: 02062838
evelyn.manning@colliers.com
909 937 6357



Colin MacMillan
License #: 02163693
colin.macmillan@kbcadvisors.com
626 825 8700

Ryan Bos
License #: 01842405
ryan.bos@kbcadvisors.com
310 962 1123

Eric Daschbach
License #: 01809542
eric.daschbach@kbcadvisors.com
562 882 1273

Jillian Escobar
License #: 01931905
jillian.escobar@kbcadvisors.com
424 241 8571

us.goodman.com