



CLARION PARTNERS



10271 Almond Ave
Fontana, CA 92337

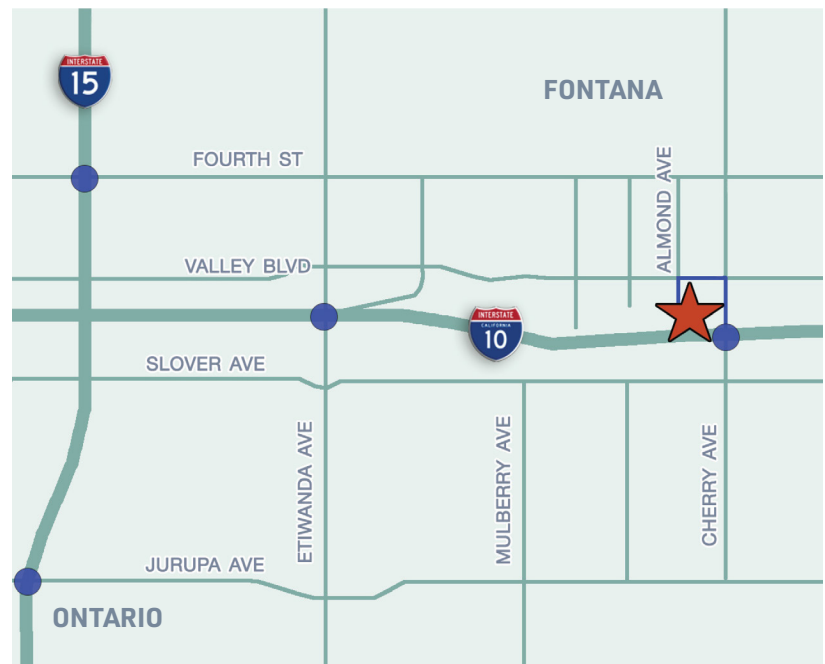
For Lease

±210,625 SF Available for Lease



BUILDING HIGHLIGHTS

- » Free Standing Building
- » I-10 Freeway Visibility
- » ±6,010 SF of two story offices
 - ±2,770 SF of mezzanine
- » 23 Dock High Loading Doors (9' x 10')
 - 11 w/mechanical pit load levelers
- » 2 Ground Level Ramp Loading Doors (12' x 14')
- » 36' Minimum Clearance at First Column Line
- » ESFR Fire Sprinkler System
- » ±180' Fully Secured All Concrete Truck Court
- » ±32 Trailer Storage Spaces - outside of dock
- » ±101 Auto Parking Spaces
- » 100% Site concrete paving
- » 1,600 Amps, 277/480 volt, 3 phase 4 wire electrical service (4,000 Amp UGPS)
- » LED Warehouse Lighting (motion sensor)
- » 2.5% Skylights
- » Immediate Access to I-10 & I-15 Freeways



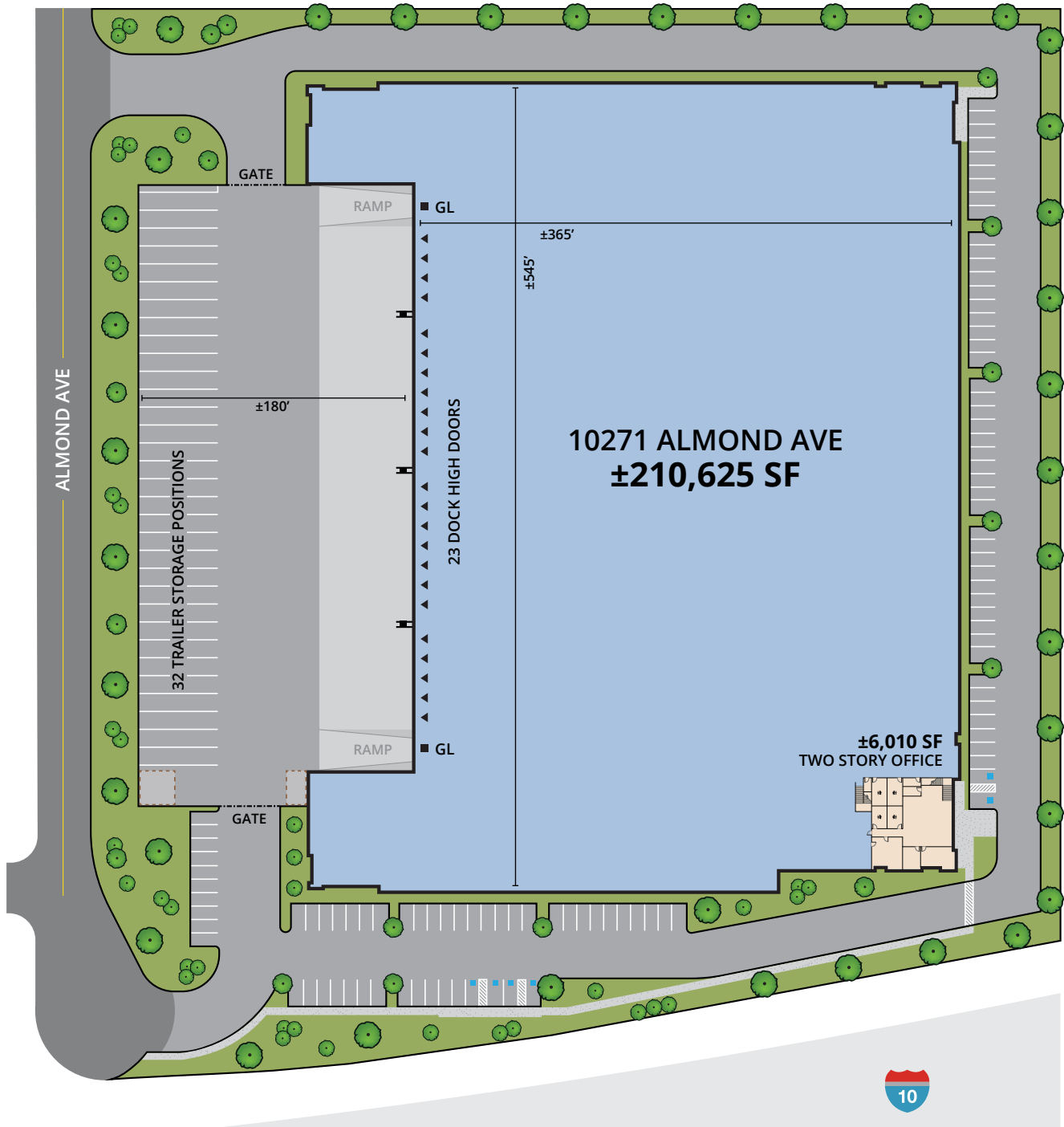


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* All building, site and off site areas as well as all trailer and auto spaces are approximate and not to scale.



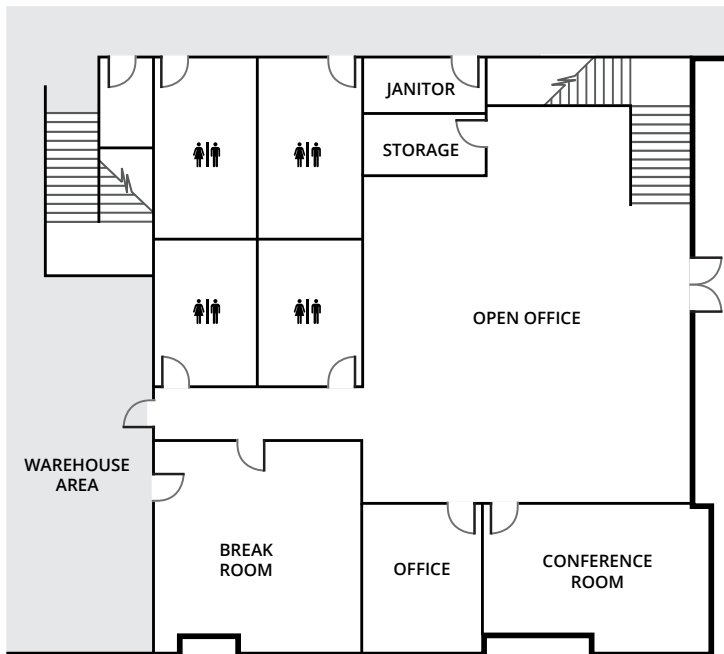
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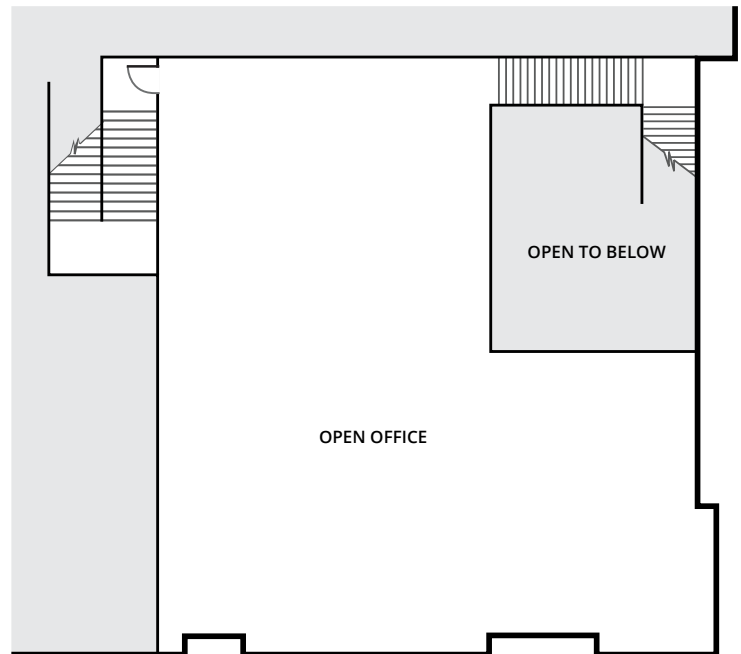
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Ground Floor (±3,305 SF)



Mezzanine (±2,727 SF)



* Office Plans are not to scale.



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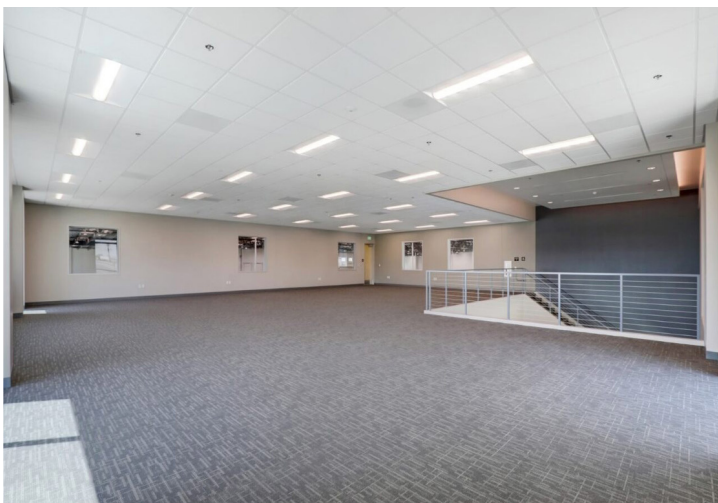
±210,625 SF
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±6,010 SF Two Story Office

Ground Floor



Mezzanine





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LOCATION HIGHLIGHTS



5 miles
to Ontario International
Airport



13 miles
to BNSF Intermodal
Yard - San Bernardino



63 miles
to Ports of Los Angeles
and Long Beach



6 miles
to UPSP Intermodal
Yard - Colton



15 miles
to San Bernardino
International Airport



63 miles
to Los Angeles
International Airport

** All distances reflected above are approximate*



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