

13423 SANTA ANA AVE
FONTANA, CA

±484,643 SF
AVAILABLE FOR LEASE



PROPERTY FEATURES

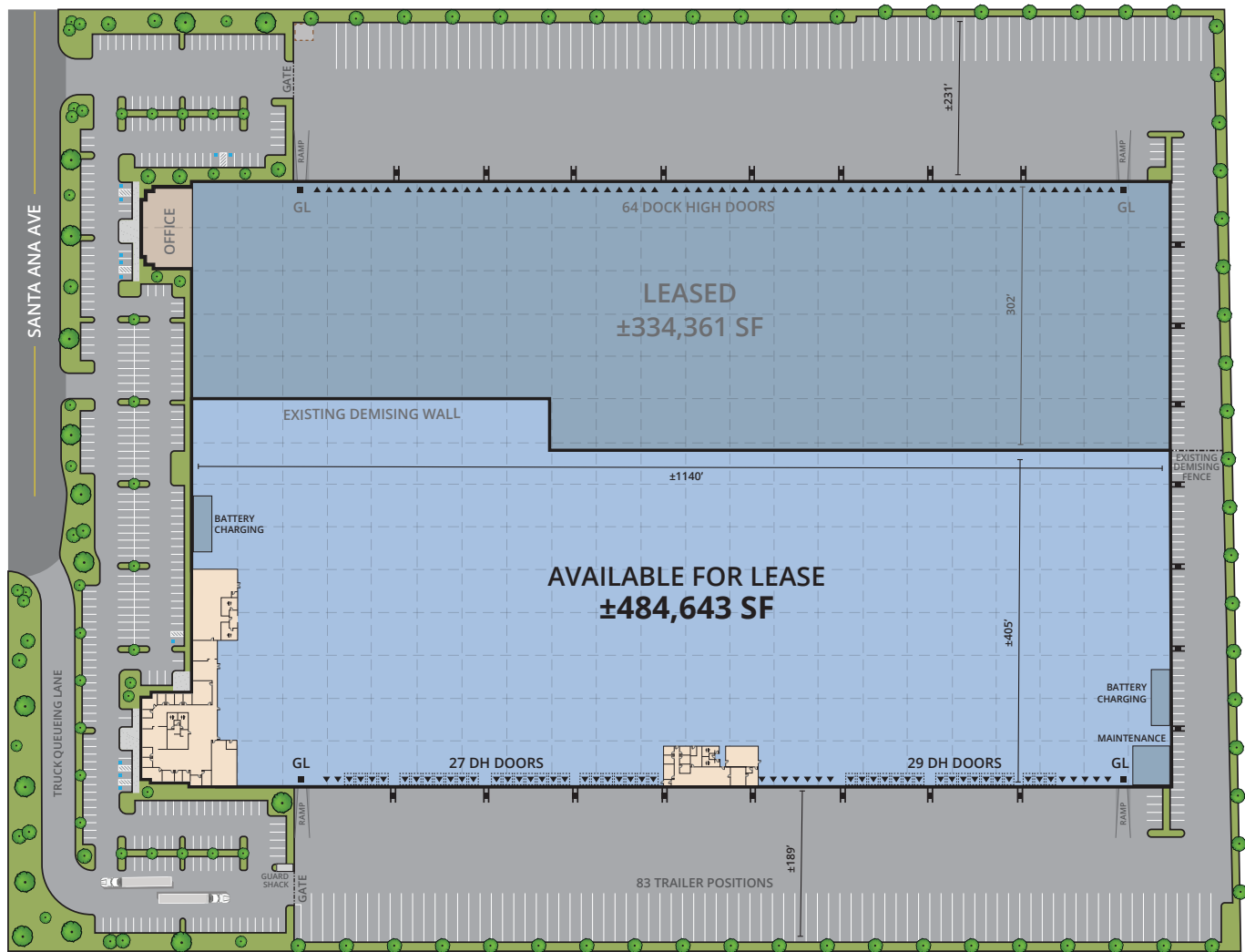
IEQT REAL ESTATE

- » **Total Building:** ±819,004 SF
- » **Office:** ±15,963 SF
- » **Clear Height:** Min. 30'
- » **Column Spacing:** 52' x 50'
- » **Dock High Doors:** 64 (9' x 10'), with 42 pit levelers (66%)
- » **Drive-in Doors:** 2 (12' x 14')
- » **Parking:** ±266 Auto Parking; ±83 Trailer Stalls
- » **Lighting:** LED (upgrade from T5 underway)
- » **Sprinklers:** ESFR
- » **Power:** 4,000 Amps, 277/480 volt service
- » **Roof:** New Roof (Johns Mansville .60 mil TPO)
- » **Skylights:** 2%
- » **Zoning:** I-G (Fontana Gateway Specific Plan)



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

BUILDING SITE PLAN



* Building / office areas and parking spaces are approximate and to be verified.

* All site, building dimensions are approximate and not to scale.

▼ Dock High Door
■ Grade Level Door
□ Leveler

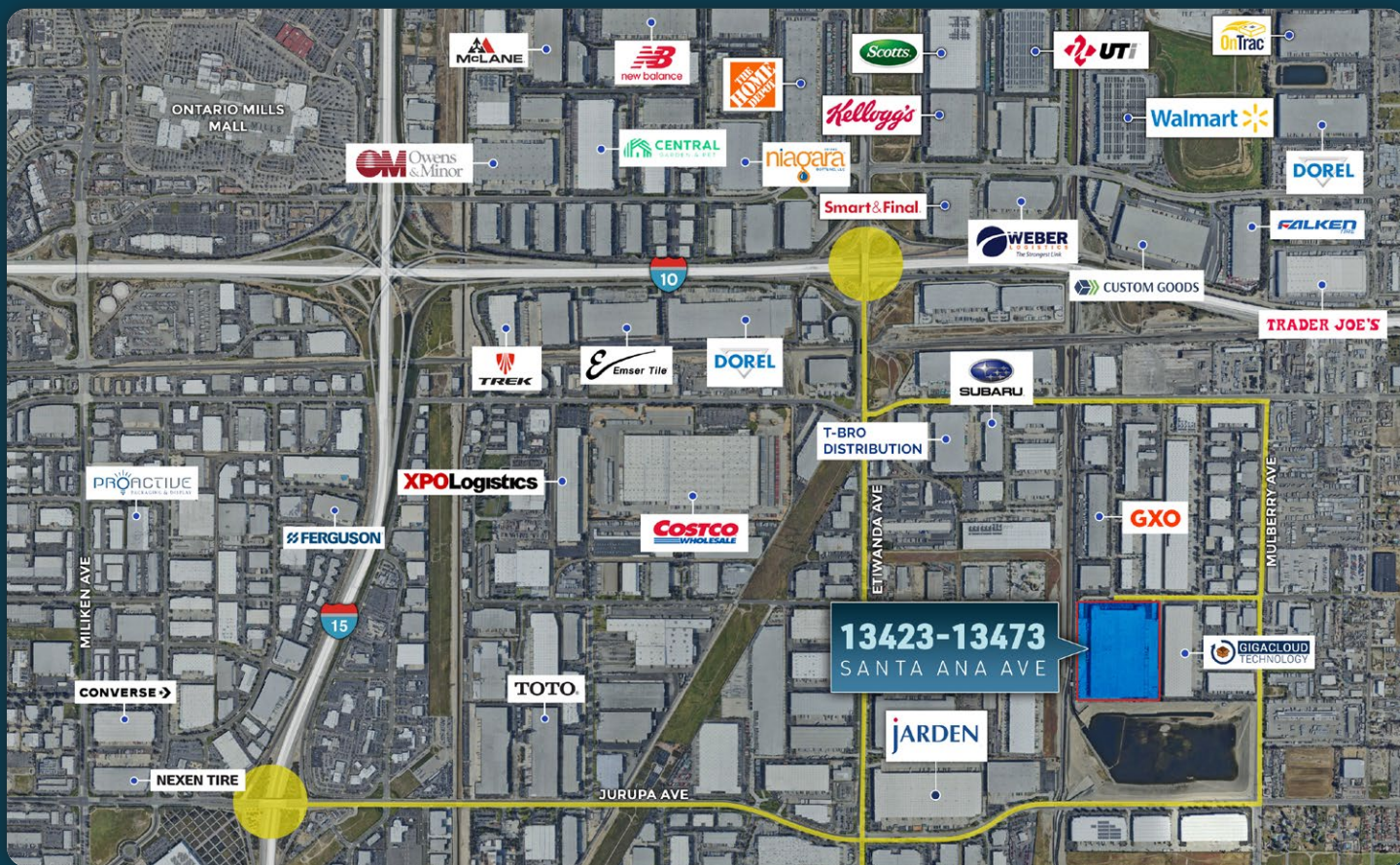
BUILDING IMPROVEMENTS

- » **SW Office:** 14 Offices, 4 restrooms, 15,693 SF
- » **Shipping Office:** 6 Offices, 2 Restrooms, XX SF
- » **Pit Levelers:** 42 mechanical pit levelers (66%)
- » Guard Shack
- » LED Warehouse lighting
- » New roof underway (Johns Mansville .60 mil TPO)

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BLUE CHIP CORPORATE NEIGHBORS



LOCATION HIGHLIGHTS



5 miles
to Ontario International
Airport



15 miles
to BNSF Intermodal Yard -
San Bernardino



64 miles
to Ports of Los Angeles
and Long Beach



10 miles
to UPSP Intermodal
Yard - Colton



19 miles
to San Bernardino
International Airport



66 miles
to Los Angeles
International Airport

** All distances reflected above are approximate*



Mike McCrary
License# 01054055
+1 909 467 6885
mike.mccrary@jll.com

Ruben Goodsell
License# 01039414
+1 909 467 6883
ruben.goodsell@jll.com

Sharon Wortmann
License# 01420298
+1 909 467 6861
sharon.wortmann@jll.com

Ally Doherty
License# 02193365
+1 949 677 5155
ally.doherty@jll.com

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