

11700 — INDUSTRY AVE

FONTANA, CA

±108,750 SF
AVAILABLE FOR SALE OR LEASE

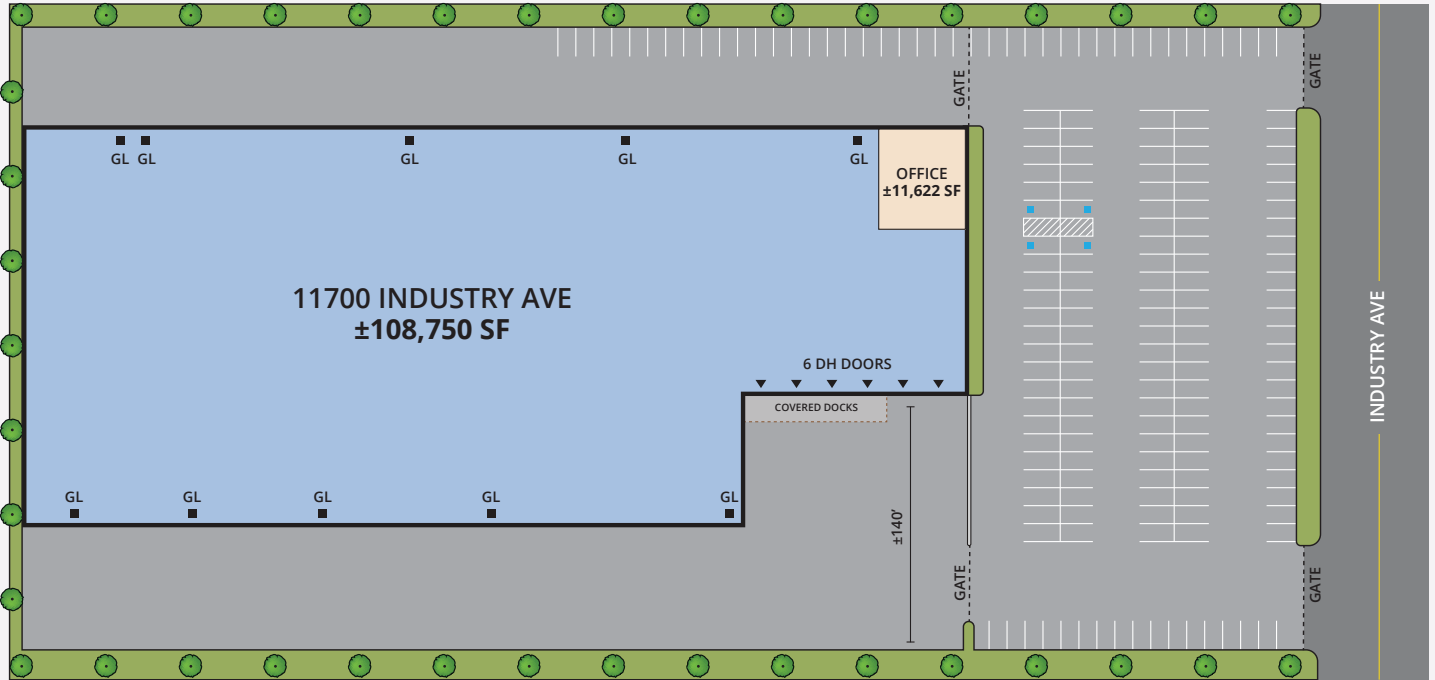


PROPERTY FEATURES

- » Existing **±108,750 SF** Building Available for Sale or Lease
- » **±11,622 SF** of Total Office Space
- » **±5.99 AC** Parcel Size
- » **20.5'** Maximum Clear Height (height varies throughout building)
- » **6** Dock High Positions with Levelers
- » **10** Ground Level Doors (Various Sizes)
- » **2,000 Amps**, 277/480 Volt, 3 Phase/4-Wire Electrical Service
- » Warehouse / Office Fully Sprinklered
- » Fluorescent Warehouse Lighting
- » Warehouse Restrooms at Both Ends of Building
- » Fully Improved Truck Court
- » ±152 Auto Parking Stalls
- » Electric Vehicle Charging Adjacent to Office
- » General Industrial - Specific Plan Zoning
- » Strategically Located with Easy Access to the I-10, I-15, CA-60 Fwys & Ontario International Airport
- » Site is fully entitled for new ±122,000 SF warehouse building



EXISTING BUILDING SITE PLAN



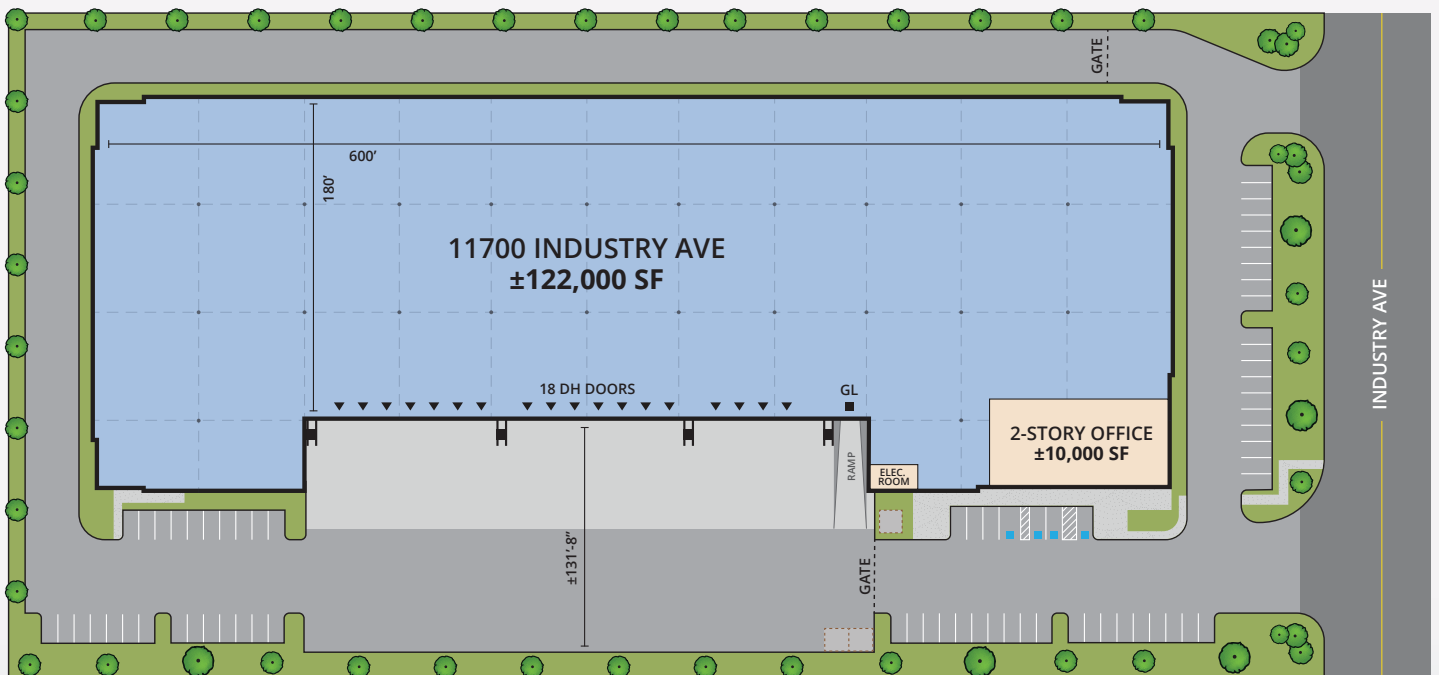
* All building, site and parking areas are approximate and to be verified.



Subject property is fully entitled for a ±122,000 SF state-of-the-art distribution center.

ENTITLED BUILDING FEATURES

- » ±122,000 SF of Total Building Space
- » ±10,000 SF of Entitled Office Space
- » ±5.99 AC Parcel Size
- » 32' Minimum Clear Height
- » ±132' Fully Secured Truck Court
- » 18 Dock High Doors
- » 1 Grade Level Door
- » ±69 Auto Parking Stalls
- » ESFR Fire Sprinkler System



* All building, site and parking areas are approximate and to be verified.



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INDUSTRY AVE

±108,750 SF
AVAILABLE FOR SALE OR LEASE



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



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