



CLARION PARTNERS

For Lease

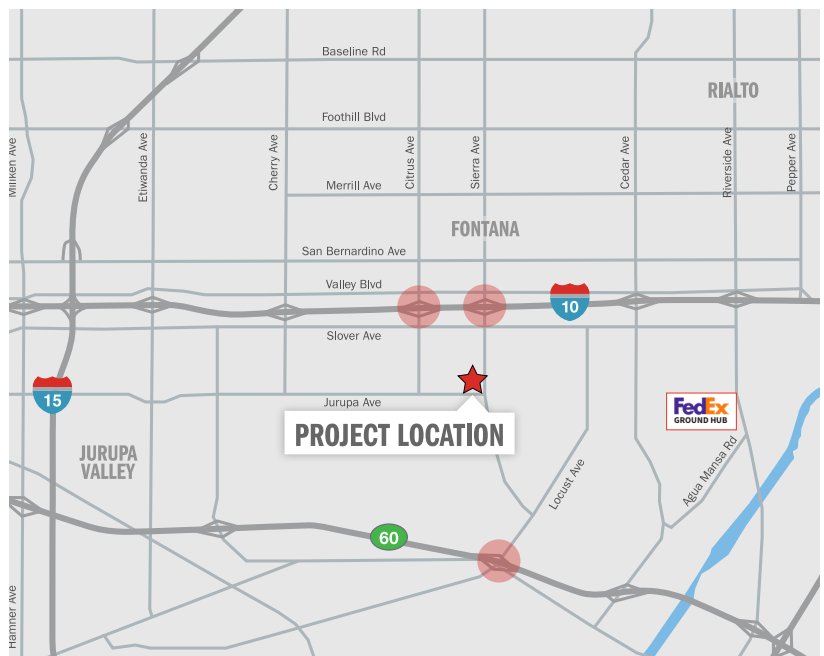
±325,161 Square Feet
Available January 1, 2027

Fontana Foothills Commerce Center | 16774 Jurupa Avenue, Fontana, CA 92337



BUILDING HIGHLIGHTS

- » 325,161 SF situated on ±14.62 acres
- » 6,702 SF high image two-story office
- » Shipping/receiving office at east end of the warehouse
- » 36' clear height
- » ESFR (K-25) sprinkler system
- » 46 dock high doors
 - » 45 hydraulic dock pit levelers (40,000 lbs)
 - » 45 dock shelters
 - » 45 dock light & fan combo
- » 2 grade level doors
- » LED warehouse lighting
- » Fully secured 185' concrete truck court with two access points and guard shack
- » 159 auto parking stalls (18 covered stalls with solar & 3 EV charging ports)
- » 65 trailer parking stalls
- » 18 Battery charging stations
- » 6 Big Ass fans
- » Close proximity to the I-10, I-15, I-215 and SR-60 freeways
- » LEED certified building





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LOCATION HIGHLIGHTS



4.4 miles
to Union Pacific Intermodal
Yard - Colton



6.1 miles
to FedEx Ground Hub



10.2 miles
to Ontario International
Airport



10.4 miles
to BNSF Intermodal Yard -
San Bernardino



65.3 miles
to Ports of Los Angeles
and Long Beach



65.8 miles
to Los Angeles
International Airport

** All distances reflected above are approximate*



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