

FONTANA

FULFILLMENT CENTER

13204 PHILADELPHIA AVENUE /
FONTANA / CALIFORNIA

AVAILABLE

NOT A PART

±181,665 SF

FOR LEASE



Jones Lang LaSalle Brokerage, Inc. RE License #01856260



SITE DETAILS

BUILDING SPECIFICATIONS

Available:
181,665 SF
(Part of larger 380,650 SF Building)

Dock Doors:
30 (8'6"x10')

Ground Level Doors:
1 (12'x14')

Office:
2,342 SF

ESFR:
Sprinkler System (K-17)

Clear Height:
32'

Column Spacing:
50' x 52'

Truck Court:
182'

Power:
1000 Amp, 277/480 Volt, 3 Phase
Power

Parking:
Up to 338 Auto Stalls Available

Warehouse Lighting:
LED

Trailer Stalls:
42

Skylights:
2.5%

Secured:
Truck Court

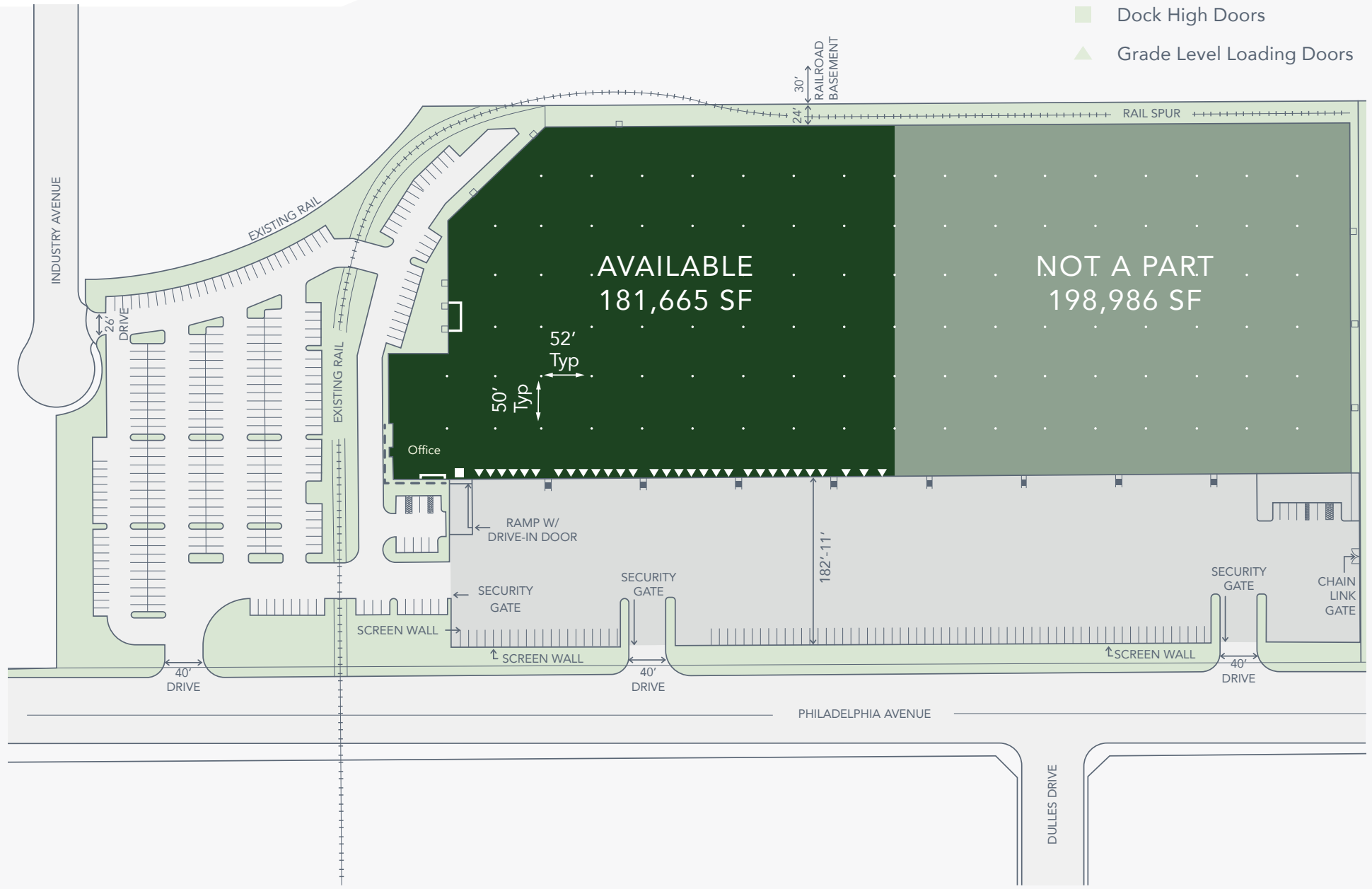
Easy Access to:
I-15, I-10 and SR-60 Freeways

Potential:
To be UP Rail Served

AVAILABLE

NOT A PART

SITE PLAN



LOCATION MAP

Ontario
International Airport

JURUPA AVENUE

MISSION BLVD

PHILADELPHIA AVENUE

ETIWANDA AVENUE

COUNTRY VILLAGE ROAD

JURUPA AVENUE

CHERRY AVENUE

FONTANA
FULFILLMENT CENTER

Ports of Los Angeles
& Long Beach: 65.7 miles

HAMNER AVENUE

MISSION BLVD

PDELEY ROAD

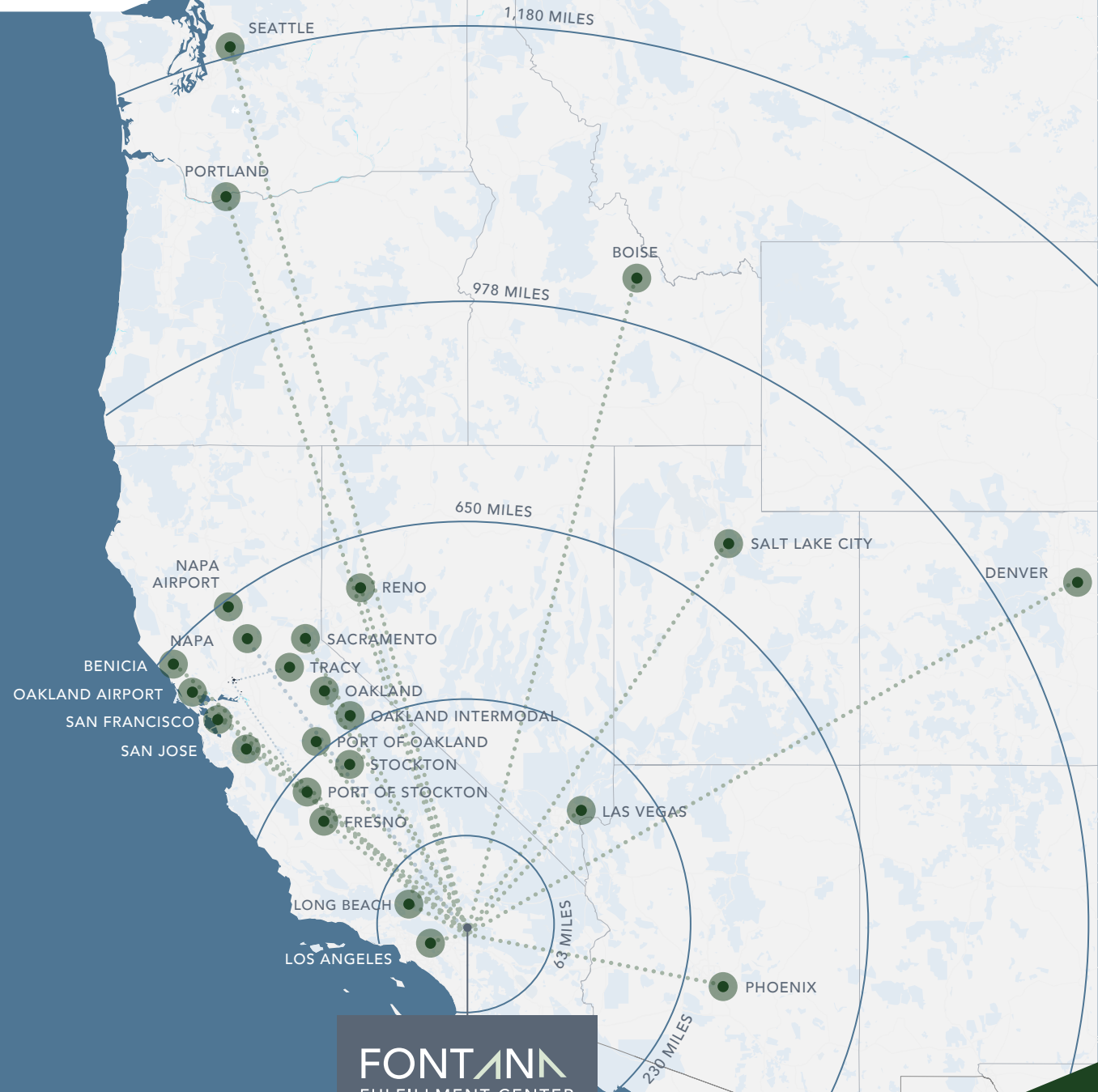
**FAST ACCESS TO
CA-60 HIGHWAY
AND INTERSTATES
I-10, I-15**

DRIVE TIME MAP

Freeways	Distance (Miles)
CA-60	1.4
I-10	2.6
I-15	3.4

Airports	Distance (Miles)
Ontario International Airport	6.4
San Bernadino International Airport	22.4
Los Angeles International Airport	70.7

Intermodal/Ports	Distance (Miles)
UP Intermodal Yard	9.9
BNSF Intermodal Yard	17.3
Ports of Los Angeles & Long Beach	65.7



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