

Asking Rate (PSF): **$0.95 NNN** | Low OPEX (PSF): **$0.19** | Discretionary Move-In Allowance (PSF): **$1.00**

Premium Logistics Hub

±162,049 SF | Available for lease

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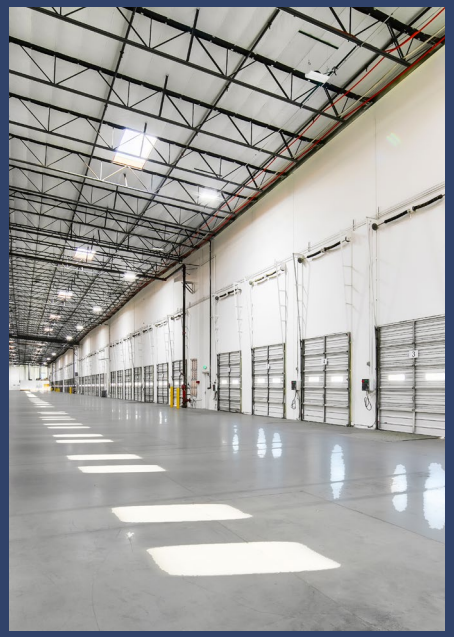
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Premium Distribution

This ±162,049 SF industrial facility offers exceptional functionality with 30’ clear heights, ESFR fire protection, and 20 dock-high doors. Situated on a 12.84-acre site with fully secured truck court, the property provides ±19 trailer parking positions and ±77 auto parking spaces, optimizing operational efficiency for distribution and logistics tenants.



- **±162,049 SF** Available for Lease
- **12.84 Acre** Site
- **±6,945 SF** of 1st Floor Office Space
- **±6,948 SF** of 2nd Floor Office Space
- **30’ Minimum** Clear Height
- **188’** Fully Secured Truck Court
- **50’ x 52’** Typcial Bay Spacing
- **ESFR Fire Sprinkler System** (K17 @52 PSI)
- **Front Load** Building Configuration
- **20** Dock High Doors
  - 7 w/Pit Levelers
- **1** Grade Level Door
- **±19** Trailer Parking Stalls
- **±77** Auto Parking Stalls
- **LED** Warehouse Lighting
- Immediate Access to **I-10 Freeway**
- Adjacent to **Union Pacific Intermodal Yard**
- 9.7 miles to **BNSF Intermodal Yard** San Bernardino

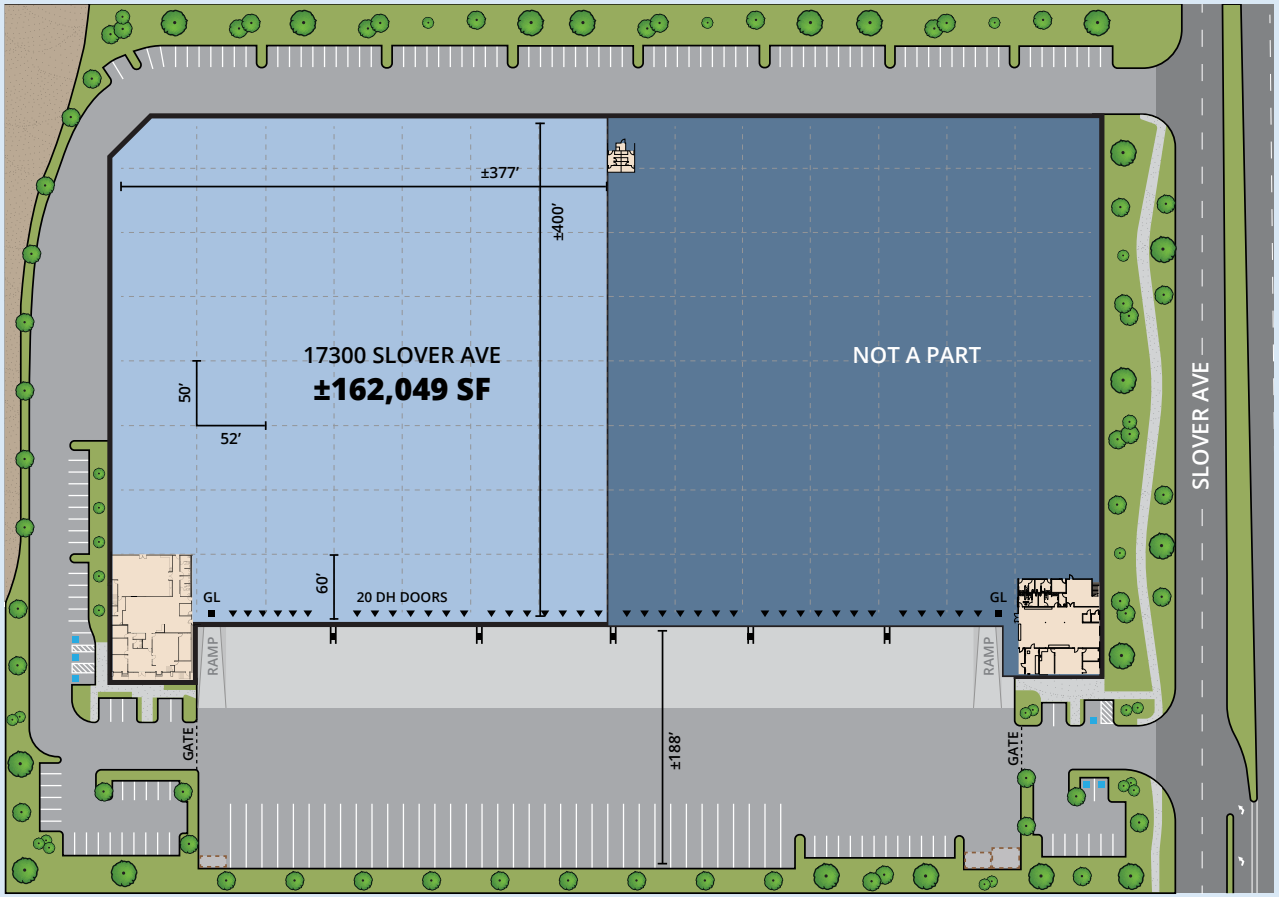


Strategic Layout

±162,049 SF Available for Lease

±6,945 SF of 1st Floor Office Space

±6,948 SF of 2nd Floor Office Space



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* Parking spaces are approximate and to be verified.

30' Minimum
Clear Height

188' Fully
Secured Truck Court

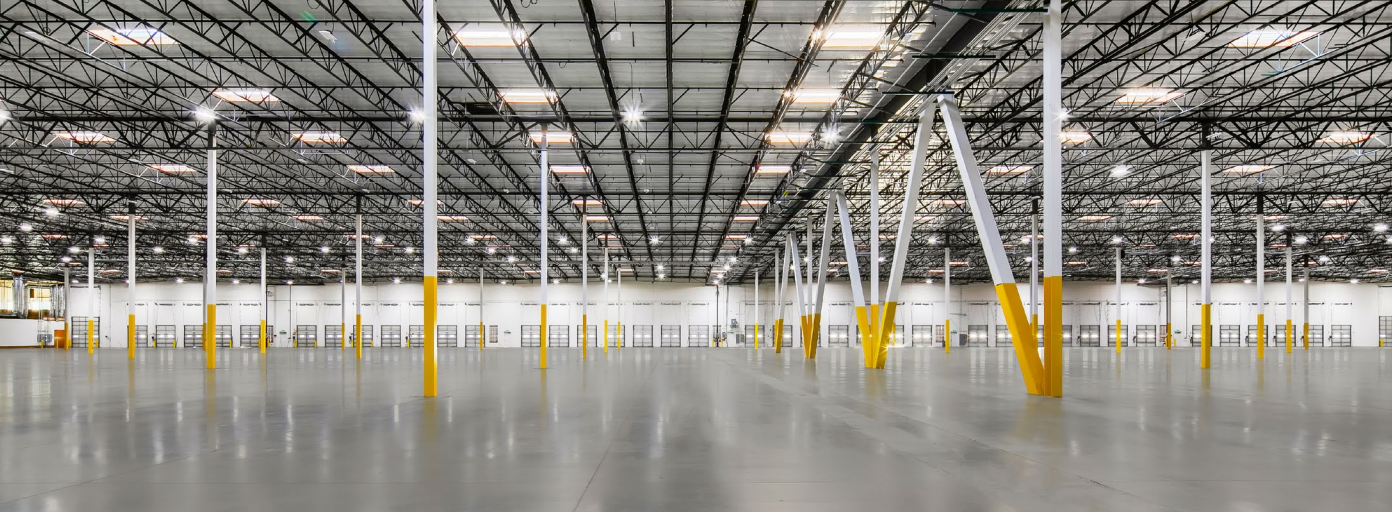
ESFR Fire Sprinkler System
(K17 @52 PSI)

20 Dock High Doors
7 w/Pit Levelers

1 Grade
Level Door

±19 Trailer
Parking Stalls

±77 Auto
Parking Stalls




EXIT










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Logistics Advantage

Strategically positioned with immediate access to the I-10 Freeway and adjacent to the Union Pacific Intermodal Yard. The property sits just 9.6 miles from Ontario International Airport and approximately 66 miles from the Ports of Los Angeles and Long Beach, offering tenants exceptional regional distribution advantages.

Key Drive Times

1 mile to UPSP Intermodal Yard – Colton

9.7 miles to BNSF Intermodal Yard - San Bernardino

9.6 miles to Ontario International Airport

13.8 miles to San Bernardino International Airport

65.9 miles to Ports of Los Angeles and Long Beach

66.3 miles to Los Angeles International Airport



Corporate Neighbors

Position your business in the heart of the Inland Empire's thriving industrial market. This Fontana location provides access to Southern California's massive consumer base and places your operation alongside leading logistics, e-commerce, and manufacturing companies in one of the nation's premier distribution corridors.



17300 SLOVER AVE

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