17300 SLOVER AVE

Fontana, CA



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

Premium Logistics Hub

±317,332 SF | Available for lease

JLL LBALogistics

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Premium Distribution

This ±317,332 SF industrial facility offers exceptional functionality with 30’ clear heights, ESFR fire protection, and 39 dock-high doors. Situated on a 12.84-acre site with fully secured truck court, the property provides ±36 trailer parking positions and ±150 auto parking spaces, optimizing operational efficiency for distribution and logistics tenants.



- **±317,332 SF** Available for Lease
- **12.84 Acre** Site
- **±11,233 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
- Immediate Access to **I-10 Freeway**
- **39** Dock High Doors
  - 14 w/Edge of Dock Levelers
  - 12 w/Pit Levelers
- **2** Grade Level Doors
- **±36** Trailer Parking Stalls
- **±150** Auto Parking Stalls
- **LED** Warehouse Lighting
- Adjacent to **Union Pacific Intermodal Yard**
- 9.7 miles to **BNSF Intermodal Yard** San Bernardino

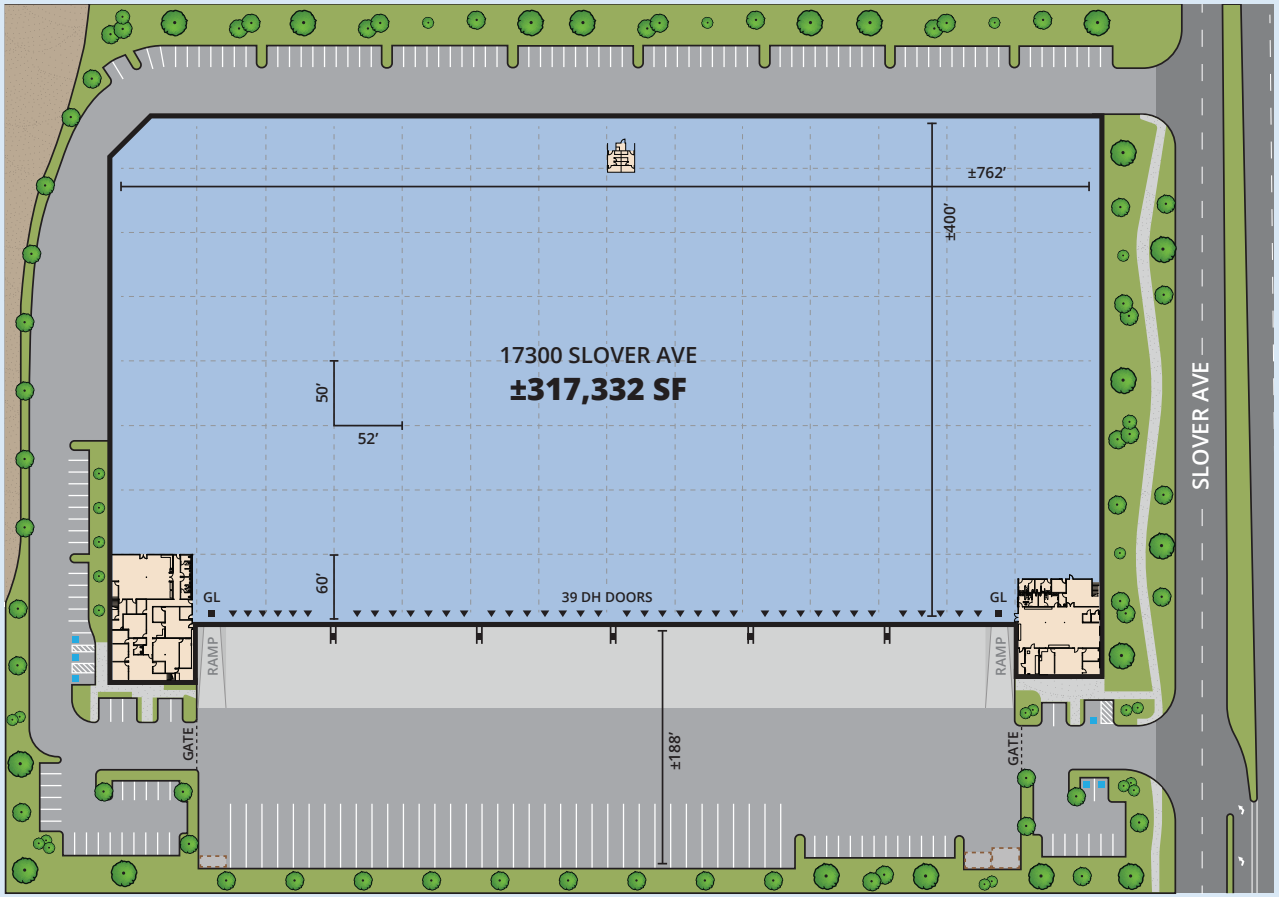


Strategic Layout

±317,332 SF Available for Lease

±11,233 SF of 1st Floor Office Space

±6,948 SF of 2nd Floor Office Space



* Parking spaces are approximate and to be verified.

30' Minimum
Clear Height

188' Fully
Secured Truck Court

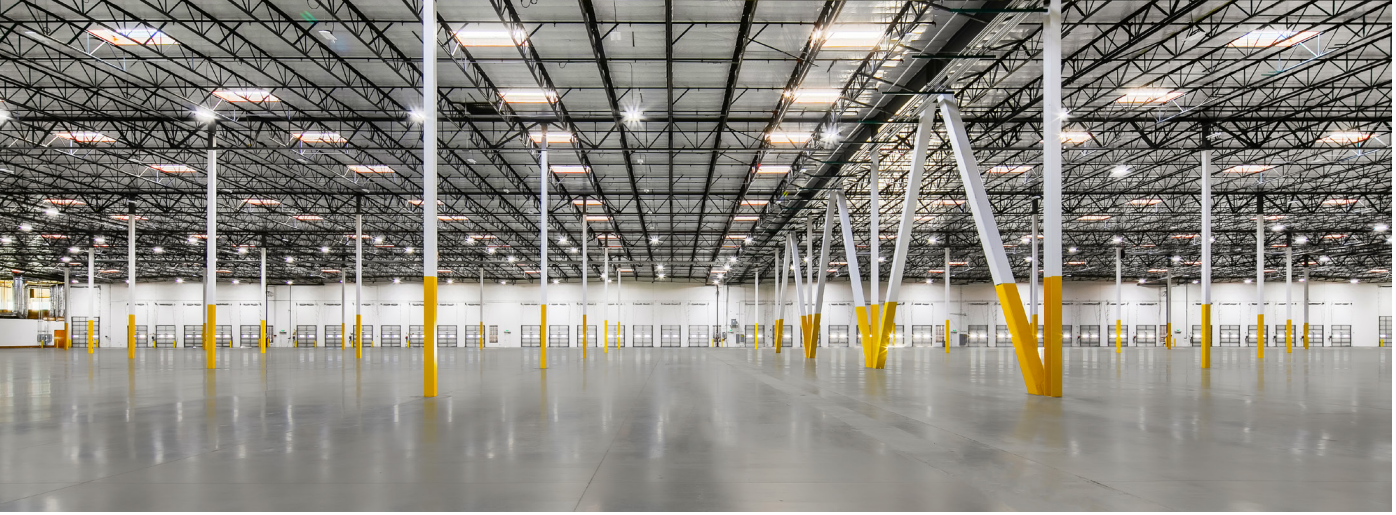
ESFR Fire Sprinkler System
(K17 @52 PSI)

39 Dock High Doors
14 w/Edge of Dock Levelers
12 w/Pit Levelers

2 Grade
Level Doors

±36 Trailer
Parking Stalls

±150 Auto
Parking Stalls




EXIT










2
3

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.



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