



13484 COLOMBARD CT • FONTANA, CA 92337

PROPERTY HIGHLIGHTS

- 2.24 Acre State-of-the-Art Trailer Storage Yard-New Construction
- Approved CUP for Registered Vehicle Storage
- No Adjacent Residential
- [Jurupa South Industrial District Zoning \(SWIP\)](#)
- ±1,520 SF of Office Space with Restrooms and Truck Height Transaction Window
- Utilities Stubbed for Guard Shack
- Secured, Concrete (7" Slab), Wrought Iron Fenced and LED Lit Yard (1' Candle)
- 400 Amp, 120/208V, 3-Phase Electrical Service
- Designed to Accommodate Guard Shack and Key Card Access
- CalGreen Design

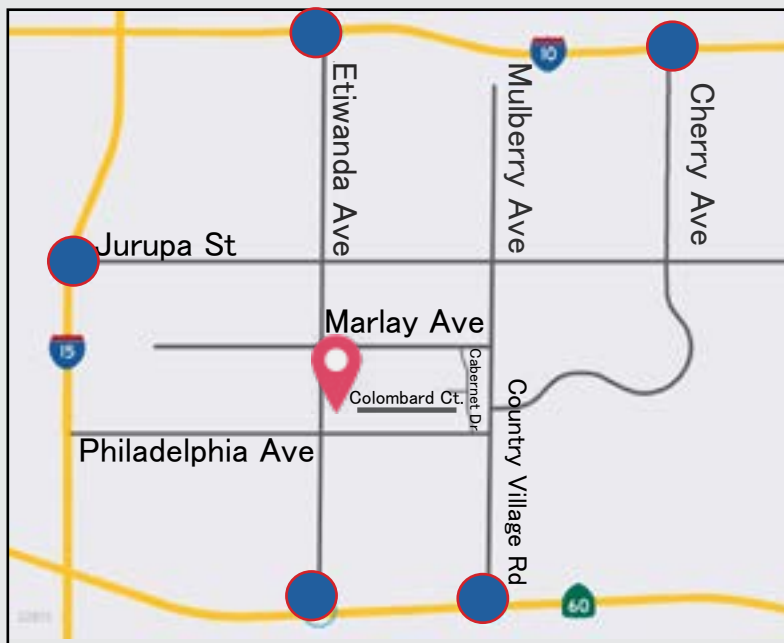
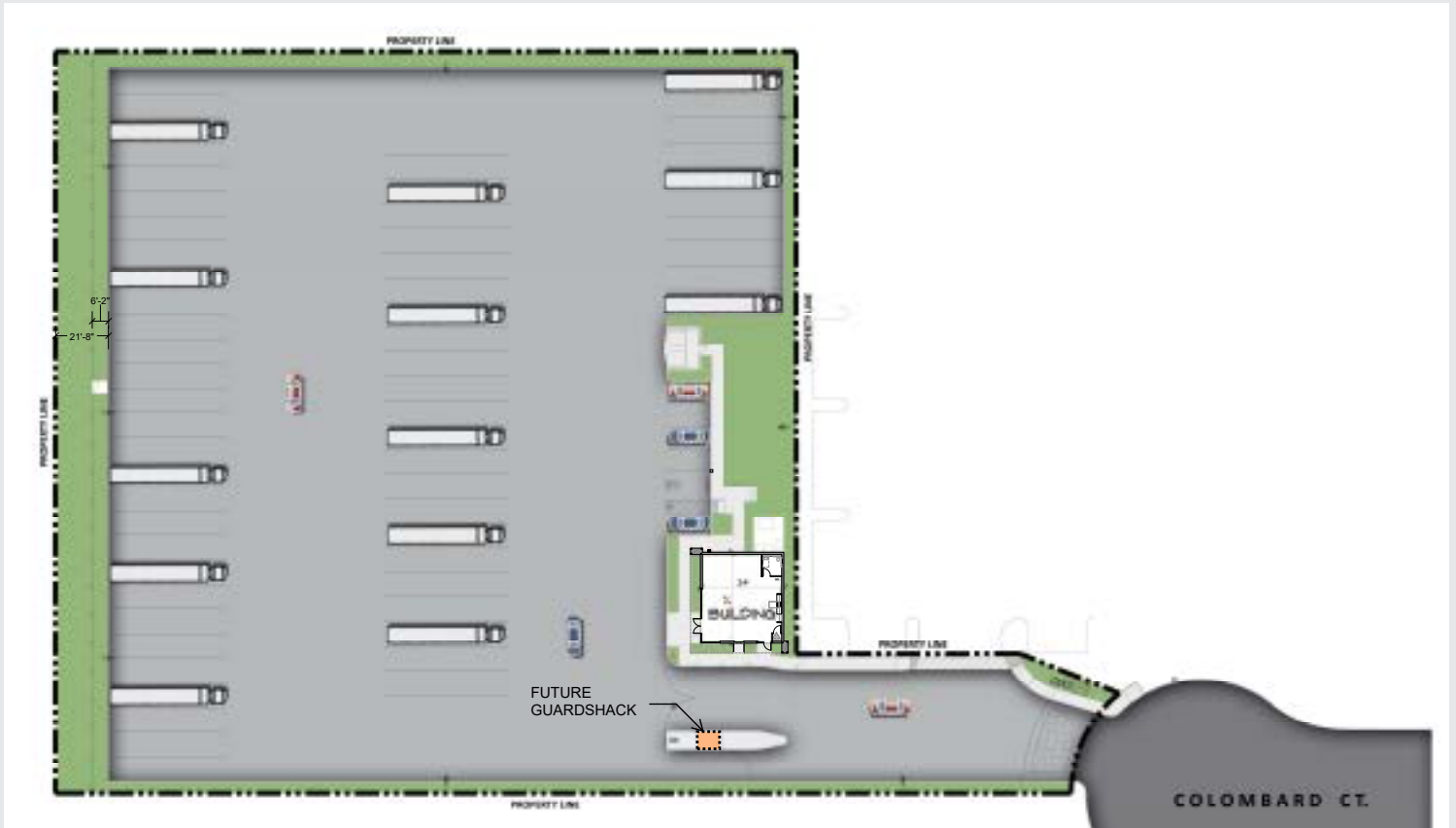
EV CHARGING POTENTIAL

Per the City of Fontana, the site has access to:

- Closet Distribution Circuit: 243 ft
- Circuit Name: Cabana
- Circuit Capacity*: 4.26 MW
- Substation Name: Bain 66/12 (D)
- Substation Capacity: 13.58 MW
- 2nd Closet Distribution Circuit: 674 ft
- Circuit Name: Casals
- Circuit Capacity*: 2.04 MW
- Substation Name: Wimbledon 66kv/12kv
- Substation Capacity: 26.78 MW

* Represents the amount of load the system may be capable of supporting in its current configuration. The demand and availability fluctuate continually. Check with SoCal Edison. (Upgrades may be required)

SITE PLAN



SOUTHERN OFFICE ELEVATION



OFFICE PLAN



SOUTHERN CALIFORNIA LOGISTICS NETWORK

