

# BUSINESS DRIVE FONTANA

10681 Business Dr  
Fontana, CA 92337



FOR SALE OR LEASE

±70,191 SF

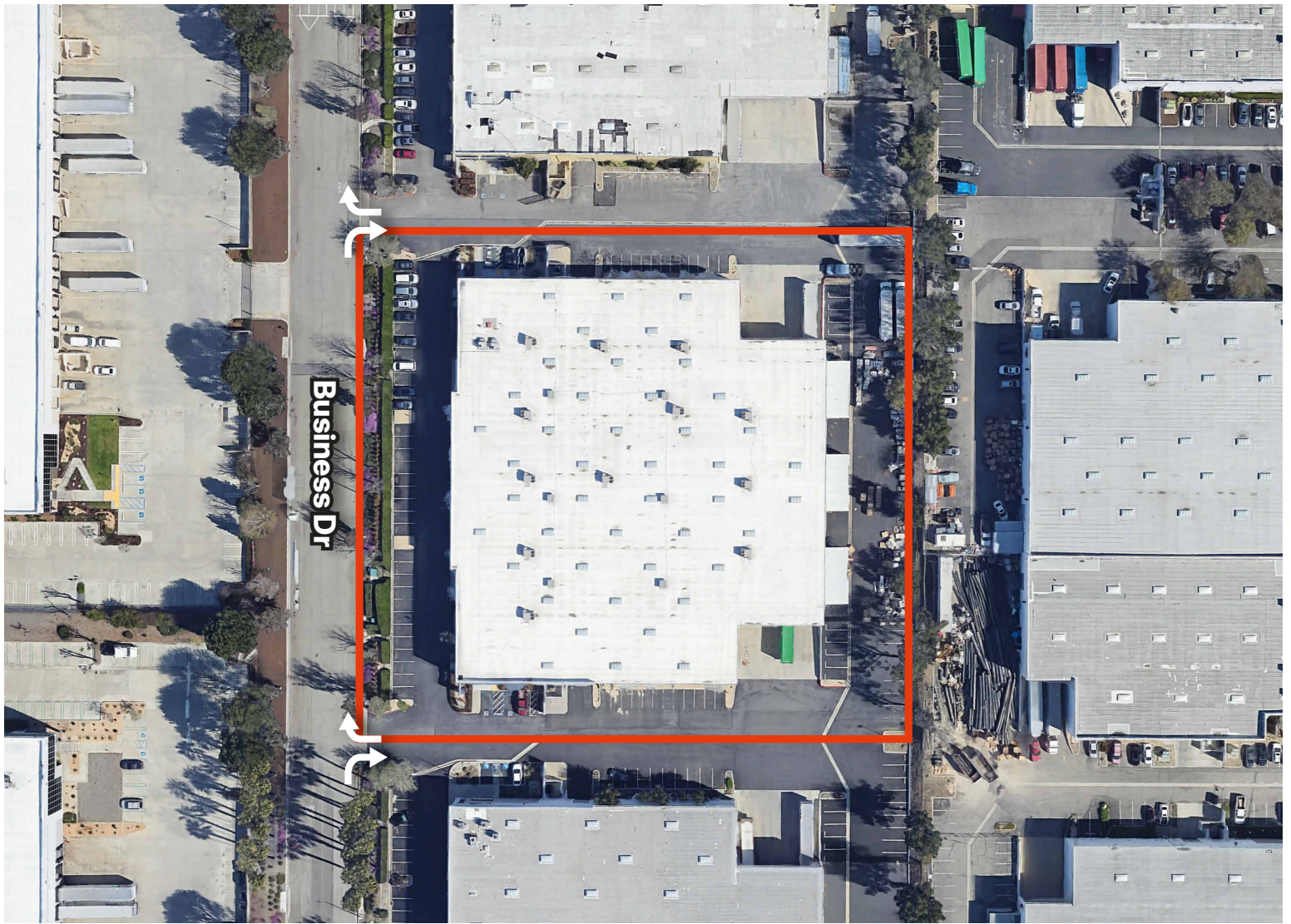
FREE-STANDING INDUSTRIAL BUILDING



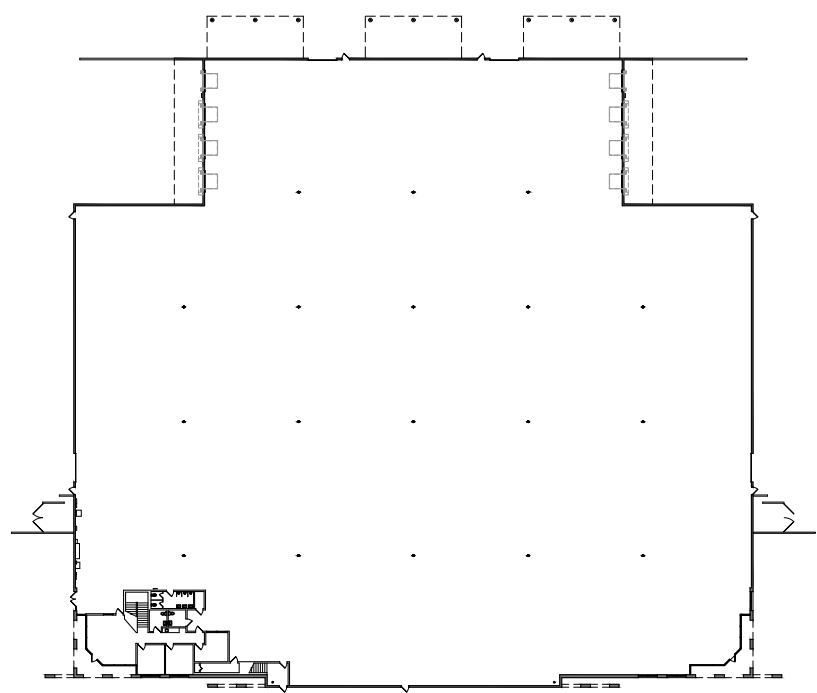
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## PROPERTY FLOORPLAN



## PROPERTY HIGHLIGHTS

Office Size	±3,402 SF Two-Story Office
DH Loading	8 Dock Doors w/ 8 Dock Levelers & 6 Seals
GL Loading	4 Ground Level Doors
Clear Height	±24'
Power	1,000 Amps, 277-480 Volts
Sprinkler Systems	ESFR with K-17 Heads
Yard	Fully Secured with Dual Access
Configuration	Cross-Dock
Temperature Controlled	Climate-Controlled Warehouse (Conditioned Warehouse Possible)





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# CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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