

FOR LEASE

±72,260 SF Industrial Space

Colliers



Low NNN
Expenses

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Fontana, California

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PROPERTY FEATURES



AVAILABLE SPACE

±72,260 SF
(POL ±132,280 SF)



OFFICE SPACE

±5,500 SF (Two-Story)
±1,500 SF (Shipping)



CLEAR HEIGHT (MIN)

26'



LOADING DOCKS

10 WITH LOAD LEVELERS



DRIVE-IN DOORS

4



HEAVY POWER

1,200 AMPS



FIRE SPRINKLER

0.50 GPM/2,000 SF



**TENANT READY IMPROVEMENTS
JUST COMPLETED**

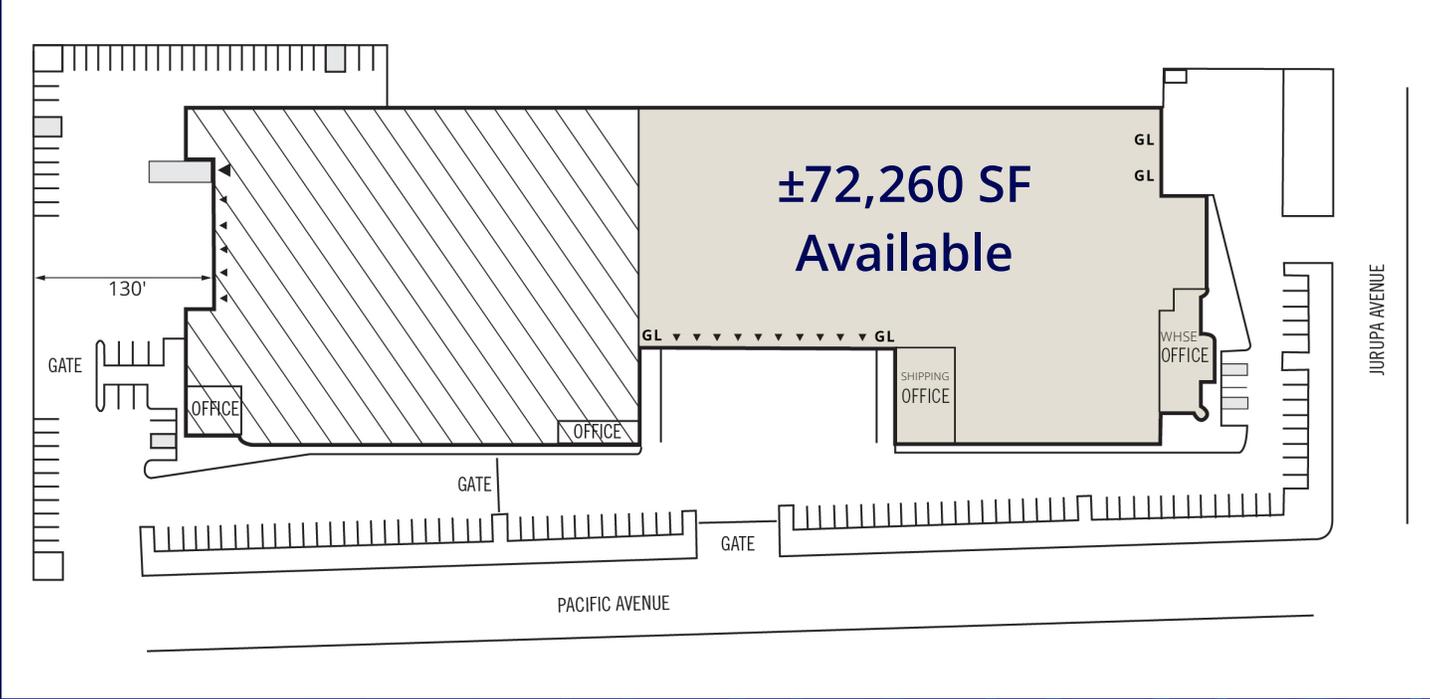


PROPERTY FEATURES

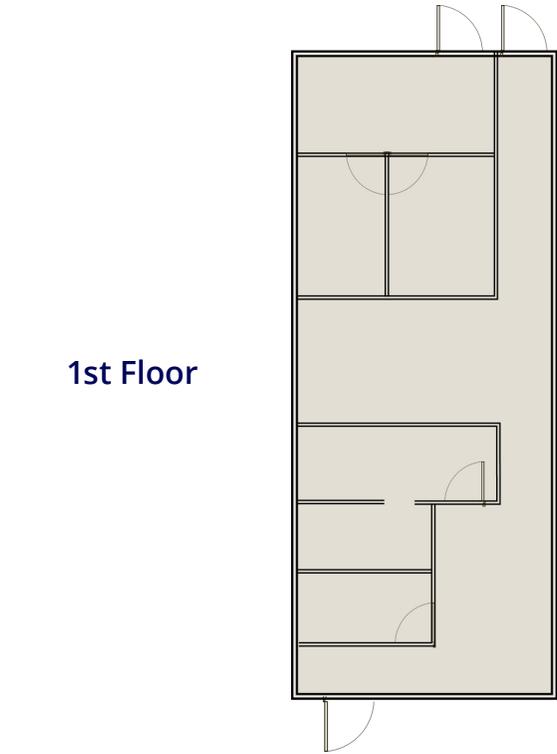
- HEAVY POWER
- Ideal for Manufacturing
- Natural Gas Service
- Fenced Yard
- Warehouse Restrooms
- Close Proximity to I-15, I-10, & 60 Freeways
- Rail Possible (Union Pacific)



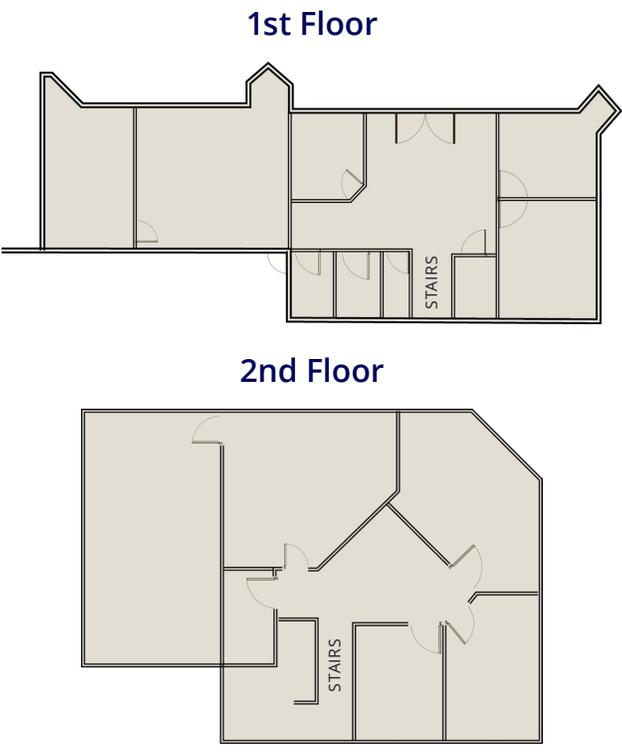
SITE PLAN



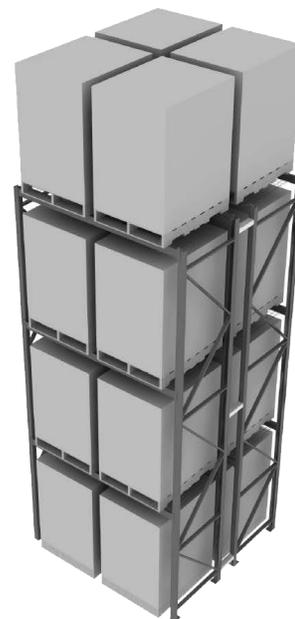
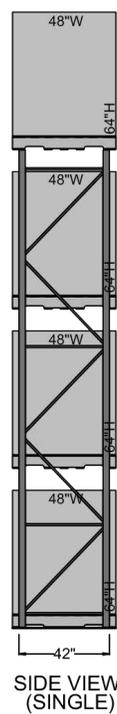
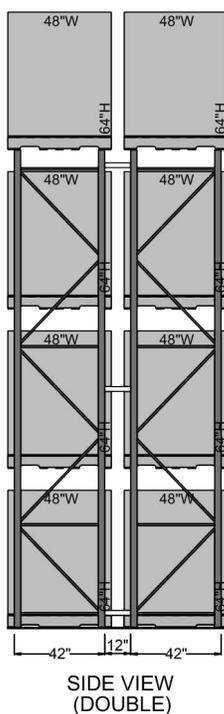
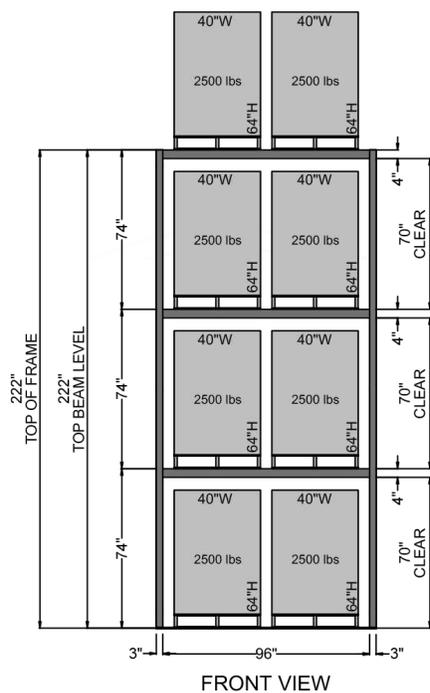
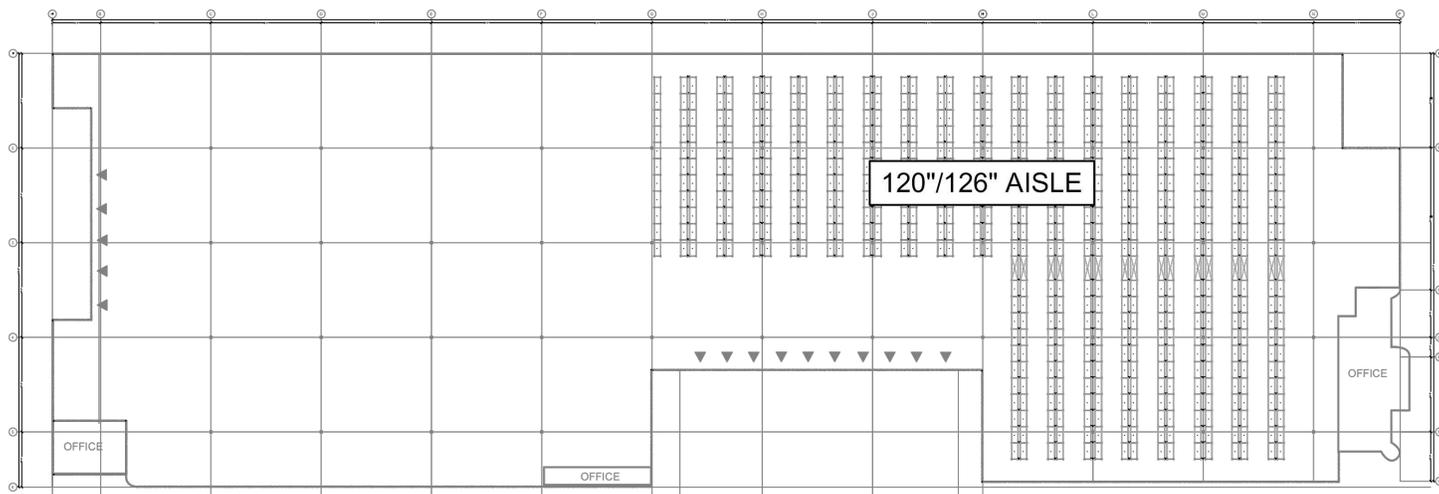
Shipping Office



Warehouse Office



RACKING PLAN



64" Pallets, Clear Height 26'
4,584 Total Pallet Positions

RAYMOND WEST
INTRALOGISTICS SOLUTIONS

For more information, contact:

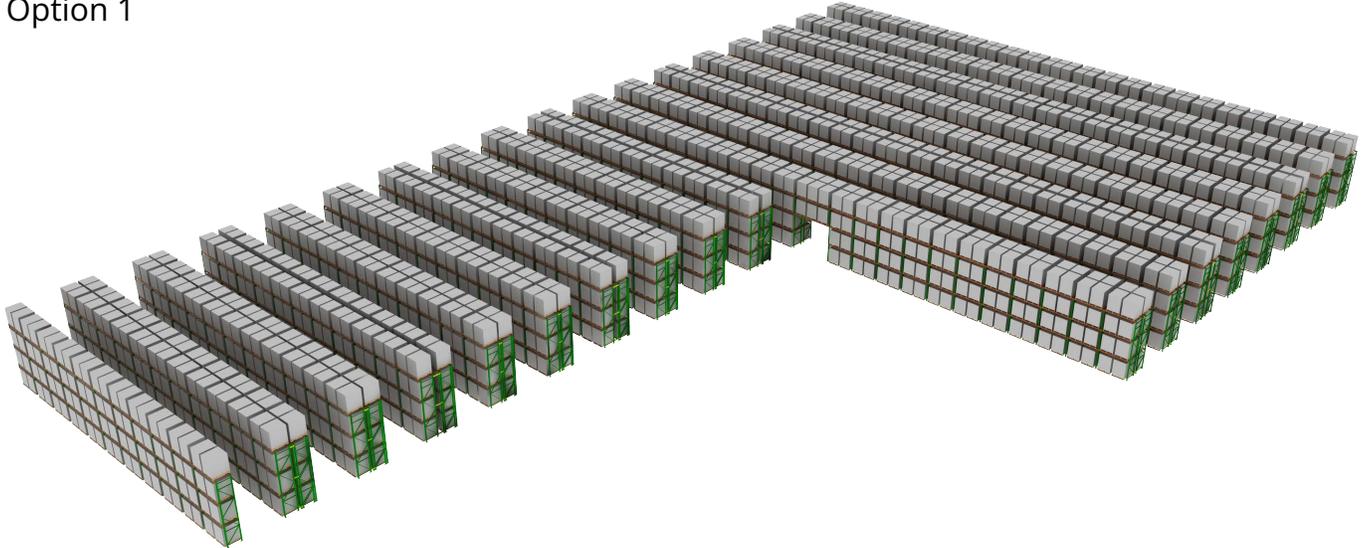
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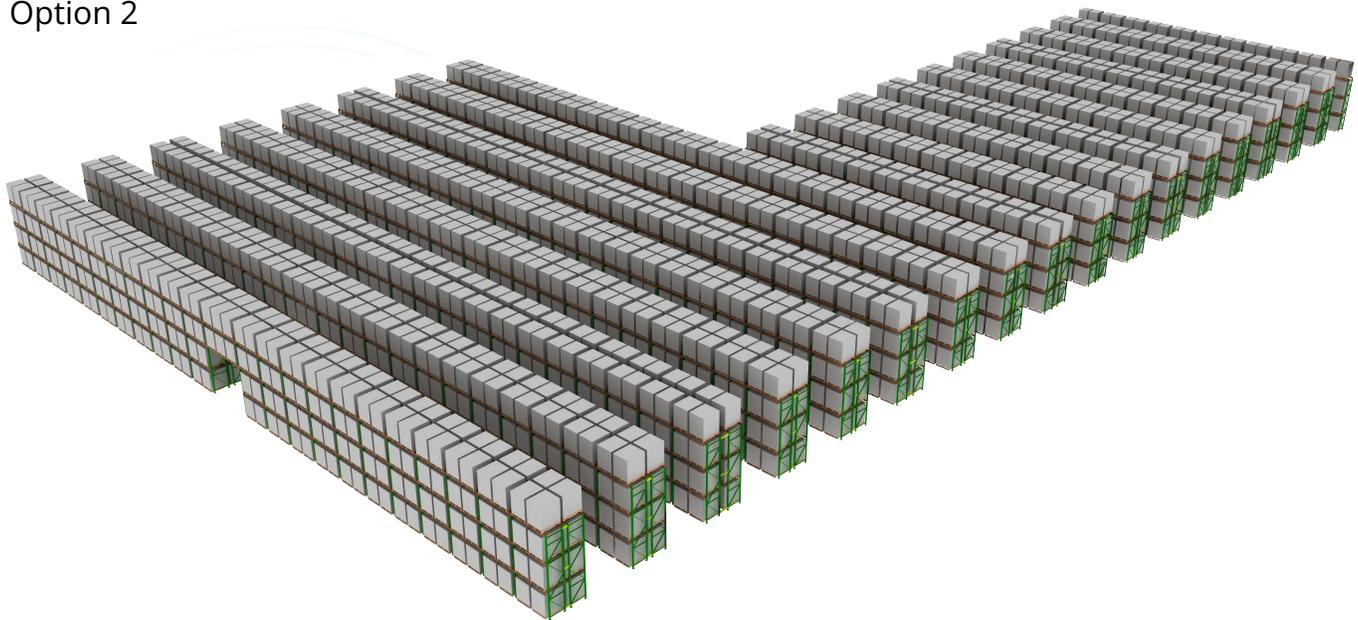
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CONCEPTUAL RACKING FLOOR PLAN

Option 1



Option 2



RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

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