



**11875
CABERNET DR**
FONTANA, CA

PROPERTY OVERVIEW

WEST INLAND EMPIRE



±198,900 SF | INDUSTRIAL BUILDING

NEWMARK



11875 CABERNET DR

FONTANA, CA

±198,900 SF

INDUSTRIAL BUILDING

Part of the
Vintage Park East
Business Park

10 Buildings | 2.6 MM SF



VINTAGE
PARK EAST FONTANA, CA

PROPERTY OVERVIEW

Considerations & Features

Up to 509,000 SF Possible
(11754 Cabernet)

New Roof
+ White Scrim Foil

LED Warehousing Lighting
W/ Motion Sensors

AVAILABLE NOW

±198,900 SF

INDUSTRIAL BUILDING

50 Spaces

TRAILER PARKING

1

GROUND LEVEL DOORS

48' x 60'

COLUMN SPACING

±10,120 SF

OFFICE SPACE

30'

CLEARANCE HEIGHT

Single Sided

LOADING

\$0.15 PSF/MO (est)

OPERATING EXPENSES

ESFR

SPRINKLER SYSTEM

38

DOCK HIGH DOORS
(38 Mechanical Pit Levelers)

1,600 Amps

POWER

10.67 Acres

LAND SIZE

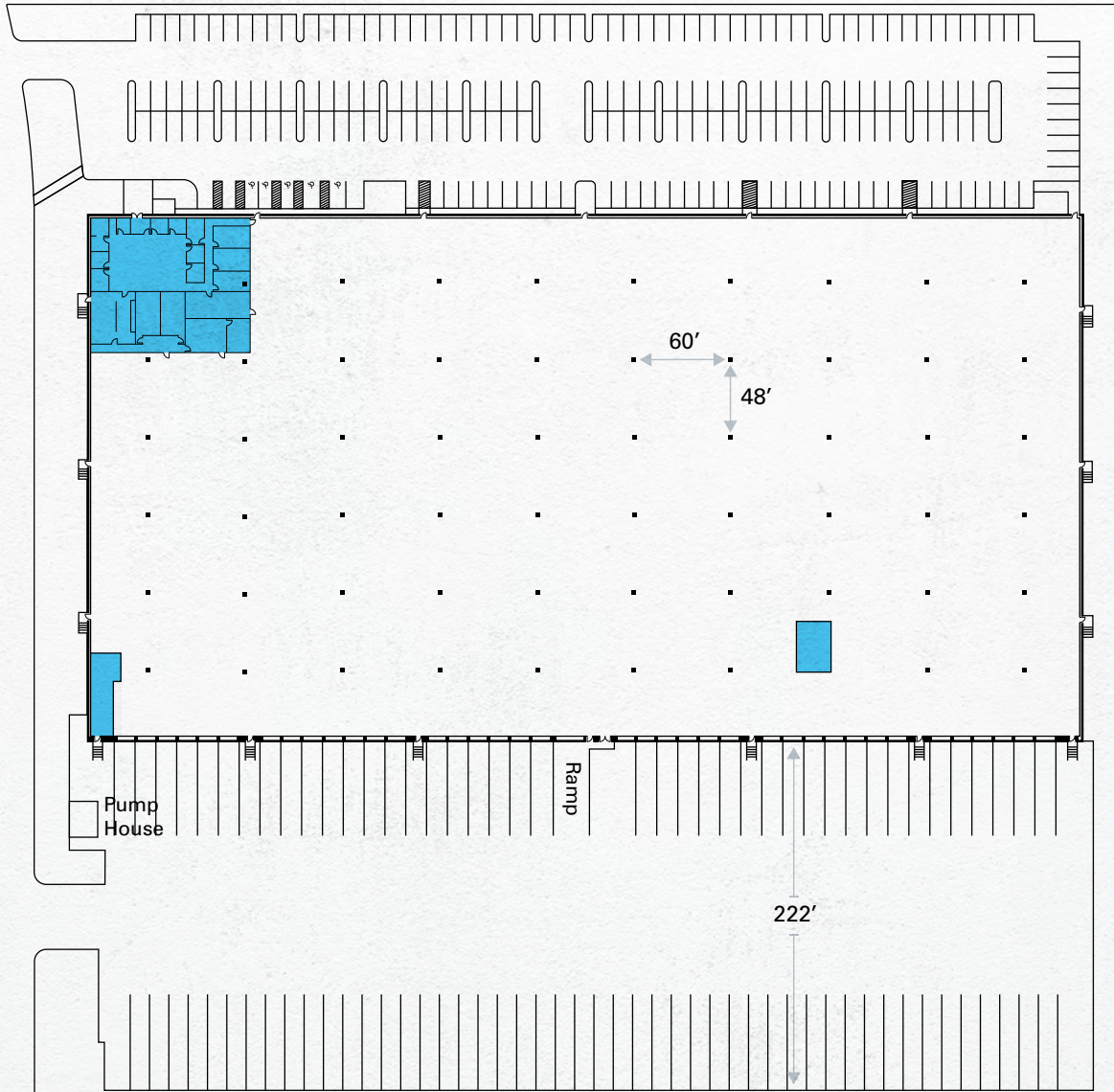




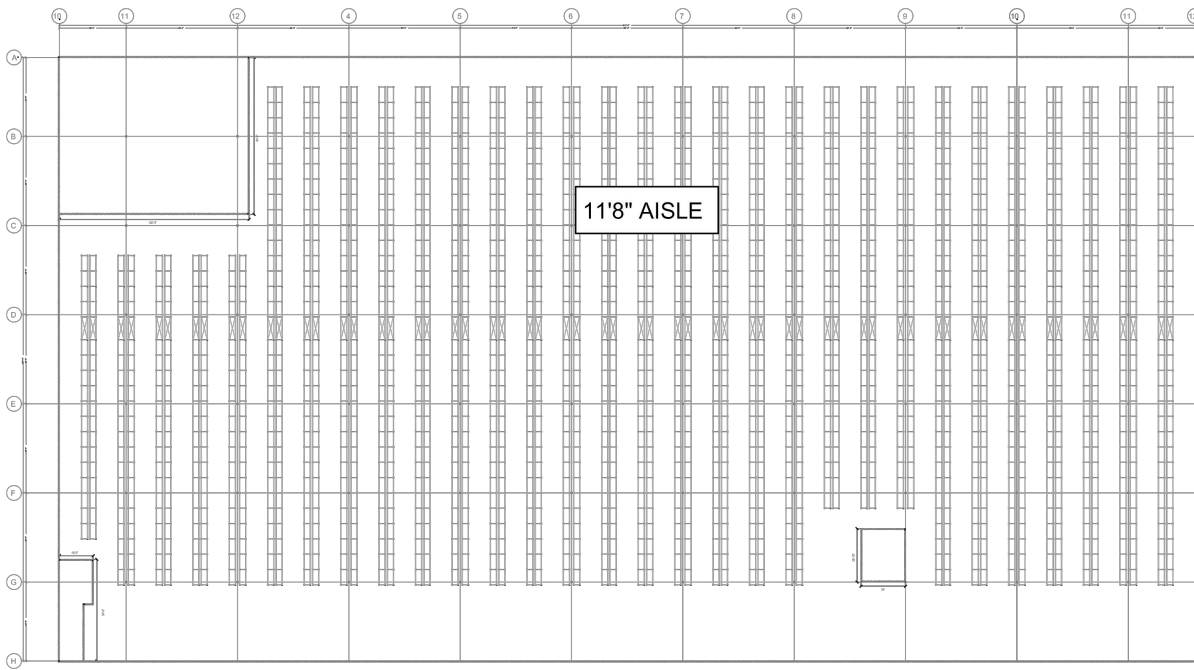
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SITE PLAN

CABERNET DR

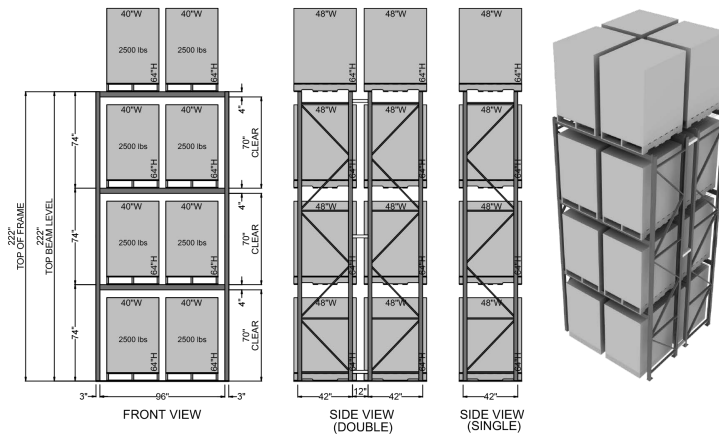


■
Existing
Office Space



11875
CABERNET DR
 FONTANA, CA

RACKING PLAN



11'8" Aisle: 14,072 Pallet Positions, 64" Pallets

RAYMOND | **WEST**
 INTRALOGISTICS SOLUTIONS

FOR MORE INFORMATION, CONTACT:
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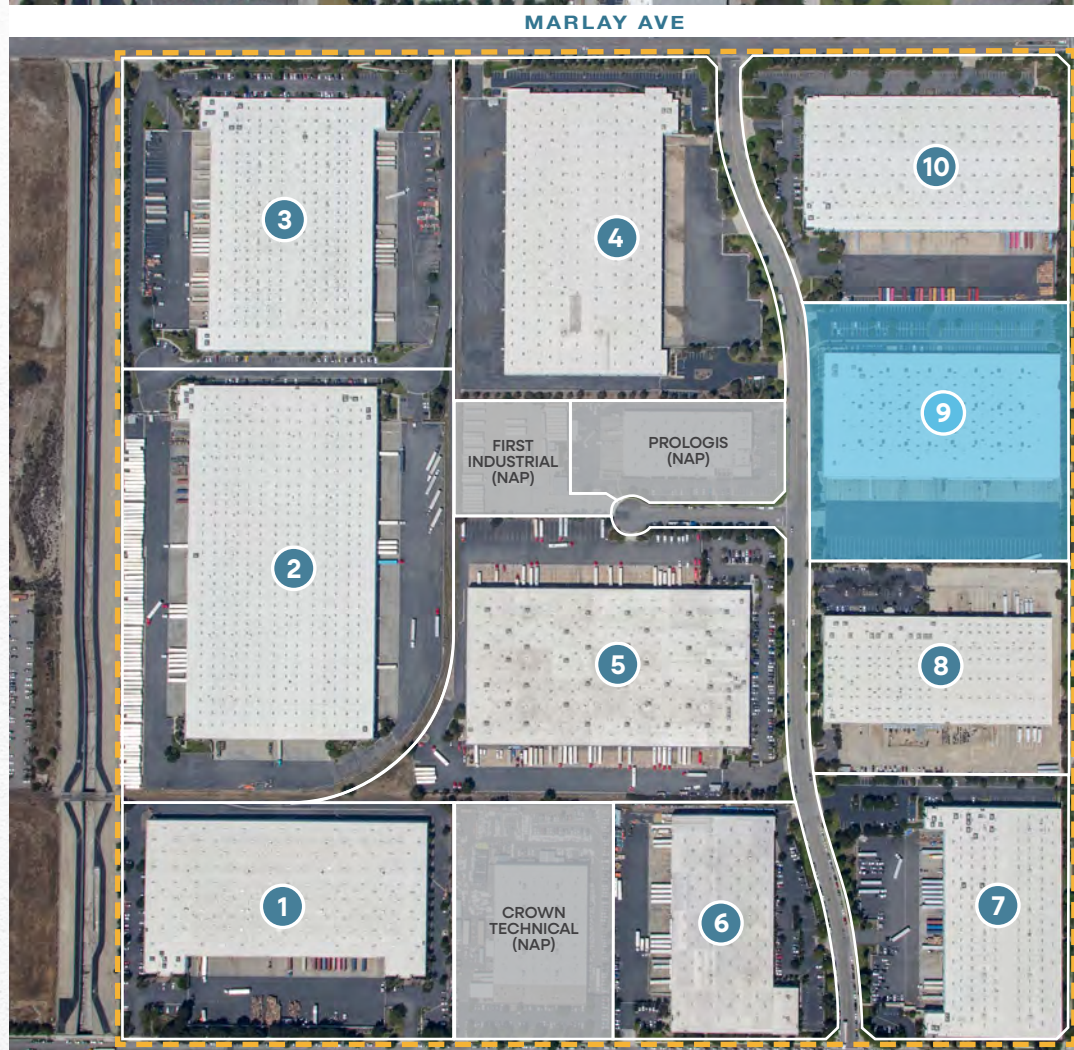
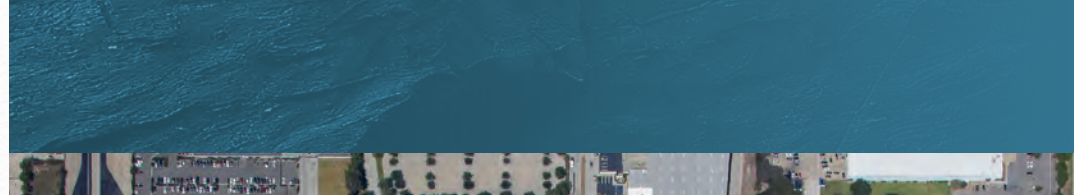
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VINTAGE PARK EAST SITE PLAN

A single-owner industrial campus delivering consistent management, streamlined decisions, and 2.6 million square feet of high-quality space.

BLDG	Address	City	Bldg Size (±SF)
1	13366 Philadelphia Ave	Fontana	266,950
2	13367 Marlay Ave	Fontana	456,370
3	13397 Marlay Ave	Fontana	293,363
4	11754 Cabernet Dr	Fontana	310,100
5	11900 Cabernet Dr	Fontana	303,120
6	12060 Cabernet Dr	Fontana	154,760
7	12005 Cabernet Dr	Fontana	182,970
8	11899 Cabernet Dr	Fontana	165,300
9	11875 Cabernet Dr	Fontana	198,900
10	11751 Cabernet Dr	Fontana	231,600

 **Vintage Park East | Property Bounds**
10 Buildings | 2.6 MM SF



LOCAL TENANTS





REGIONAL PROXIMITY



5.6 Miles

TO ONTARIO INTERNATIONAL AIRPORT



62.4 Miles

TO PORTS OF LONG BEACH & LA



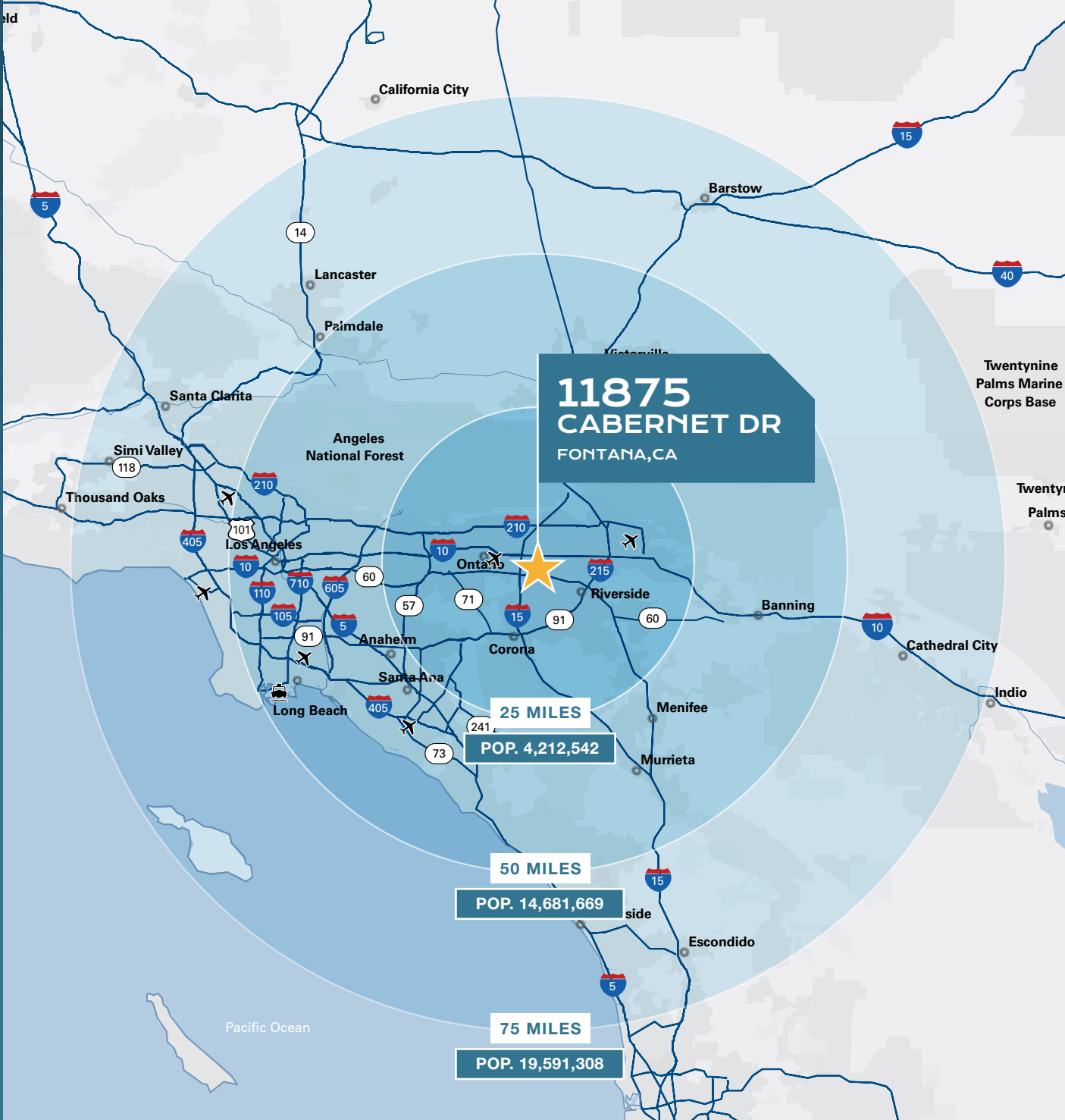
62.6 Miles

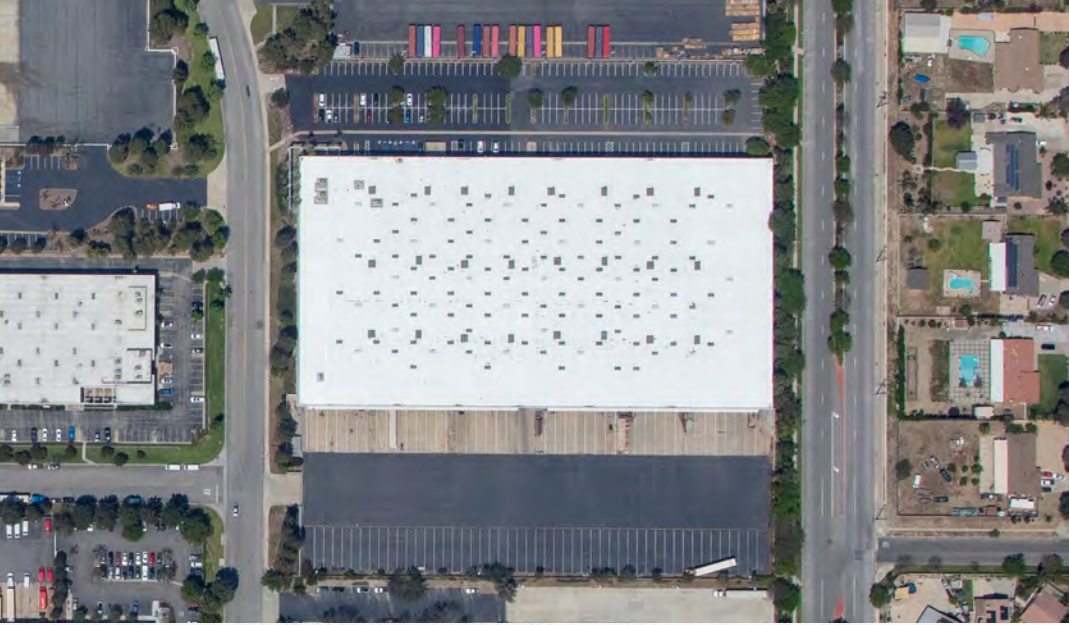
TO LAX



109 Miles

TO SAN DIEGO





ONT >>>
Ontario
International
Airport



VINTAGE
PARK EAST FONTANA, CA





11875 CABERNET DR FONTANA, CA

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PROPERTY OVERVIEW

WEST INLAND EMPIRE



NEWMARK

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