



AVAILABLE FOR LEASE



**58,421 - 72,367 - 130,788 SF AVAILABLE FOR LEASE**

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE  
10509 Business Drive | Fontana, CA



Rexford  
Industrial

 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# Building Features

10509 BUSINESS DRIVE  
UNIT A & B



## PROPERTY HIGHLIGHTS

- Located in Sierra Gateway Business Park
- Quality Tilt-Up Construction
- Dock Levelers and Dock Seals
- Up to 21 South Facing Dock High (9'x10') Doors
- Reinforced Concrete Truck Apron
- Up to 2 Ground Level Doors (12'x14')
- 24ft Minimum Ceiling Clearance (Verify)
- 600 Amps, 277/480 Volt, 3 Phase, 4 Wire Power (Verify)
- High Hazard Fire Sprinklers: .60 GPM/3,000 SF

- Secured Yard Area with full drive around access (Business Dr. to Mulberry Ave.)
- Typical Bay Spacing 40'x48'
- Up to 9,381 SF of total Offices
- Skylights: 2% of Roof Area
- Easy Access to I-10 and I-15 Freeways
- Showings by appointment only  
DO NOT DISTURB TENANTS

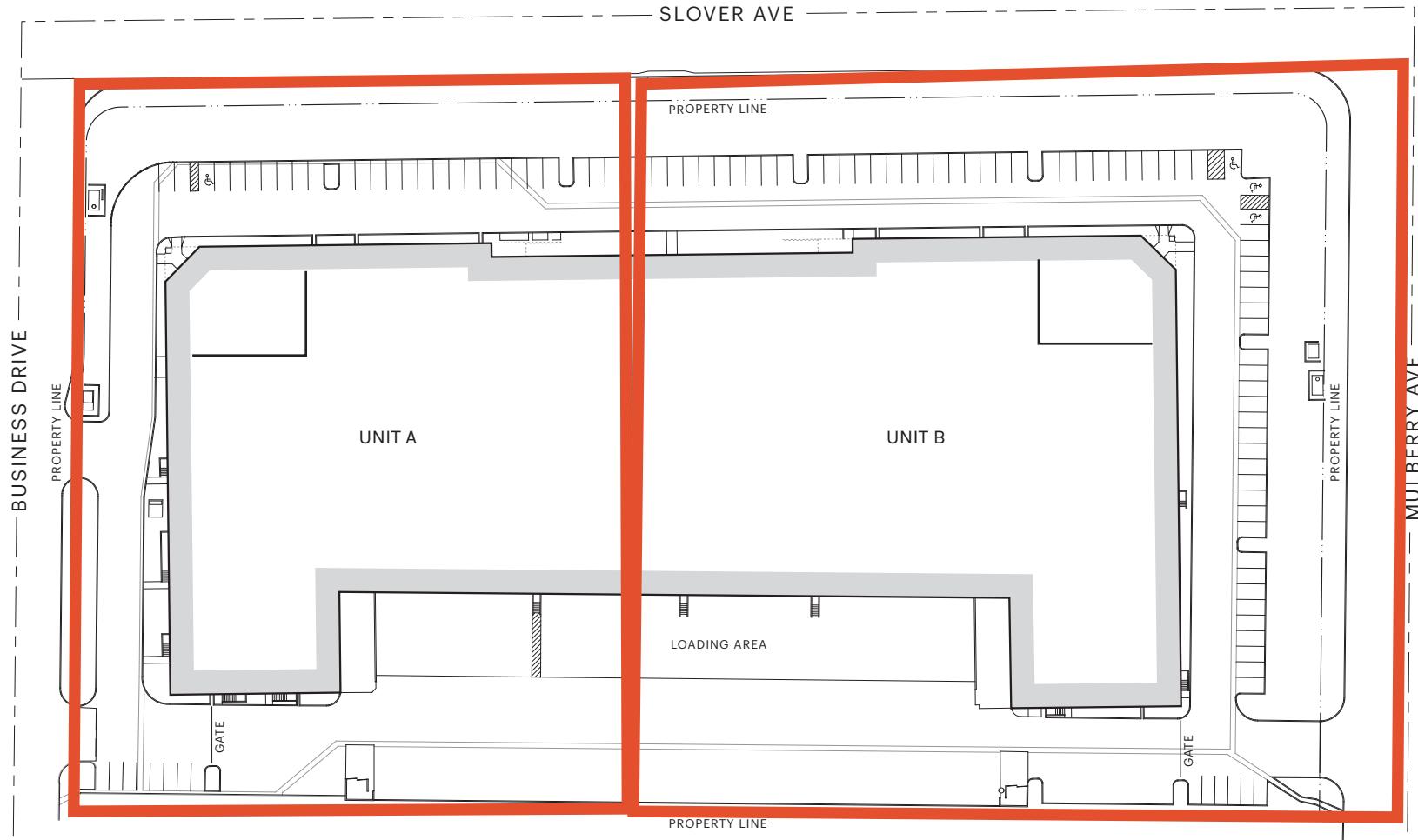
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



	UNIT A	UNIT B	UNIT A + B
<b>TOTAL SQUARE FEET</b>	<b>±58,421</b>	<b>±72,367</b>	<b>±130,788</b>
<b>OFFICE</b>	<b>±3,631</b>	<b>±5,750 SF</b>	<b>±9,381</b>
<b>GROUND LEVEL DOORS</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>DOCK HIGH DOORS</b>	<b>9</b>	<b>12</b>	<b>21</b>
<b>CLEAR HEIGHT</b>	<b>24ft Minimum Ceiling Clearance</b>		
<b>POWER</b>	<b>600 Amps, 277/480 Volt, 3 Phase, 4 Wire Power</b>		
<b>SPRINKLERS</b>	<b>High Hazard Fire Sprinklers: .60 GPM/3,000 SF</b>		

# Site Plan

10509 BUSINESS DRIVE  
UNIT A & B

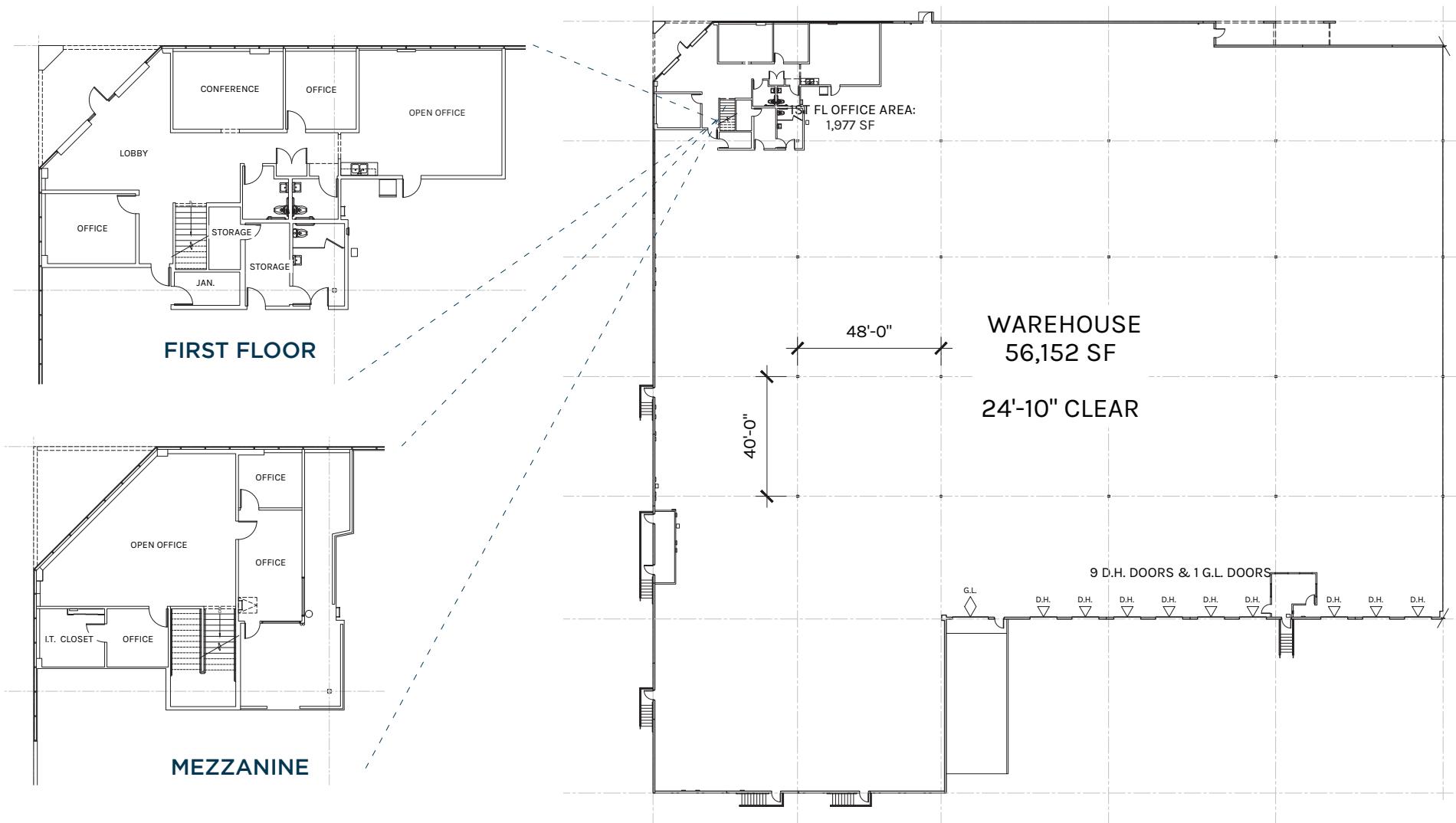


**UNIT A & B  
130,788 SF**

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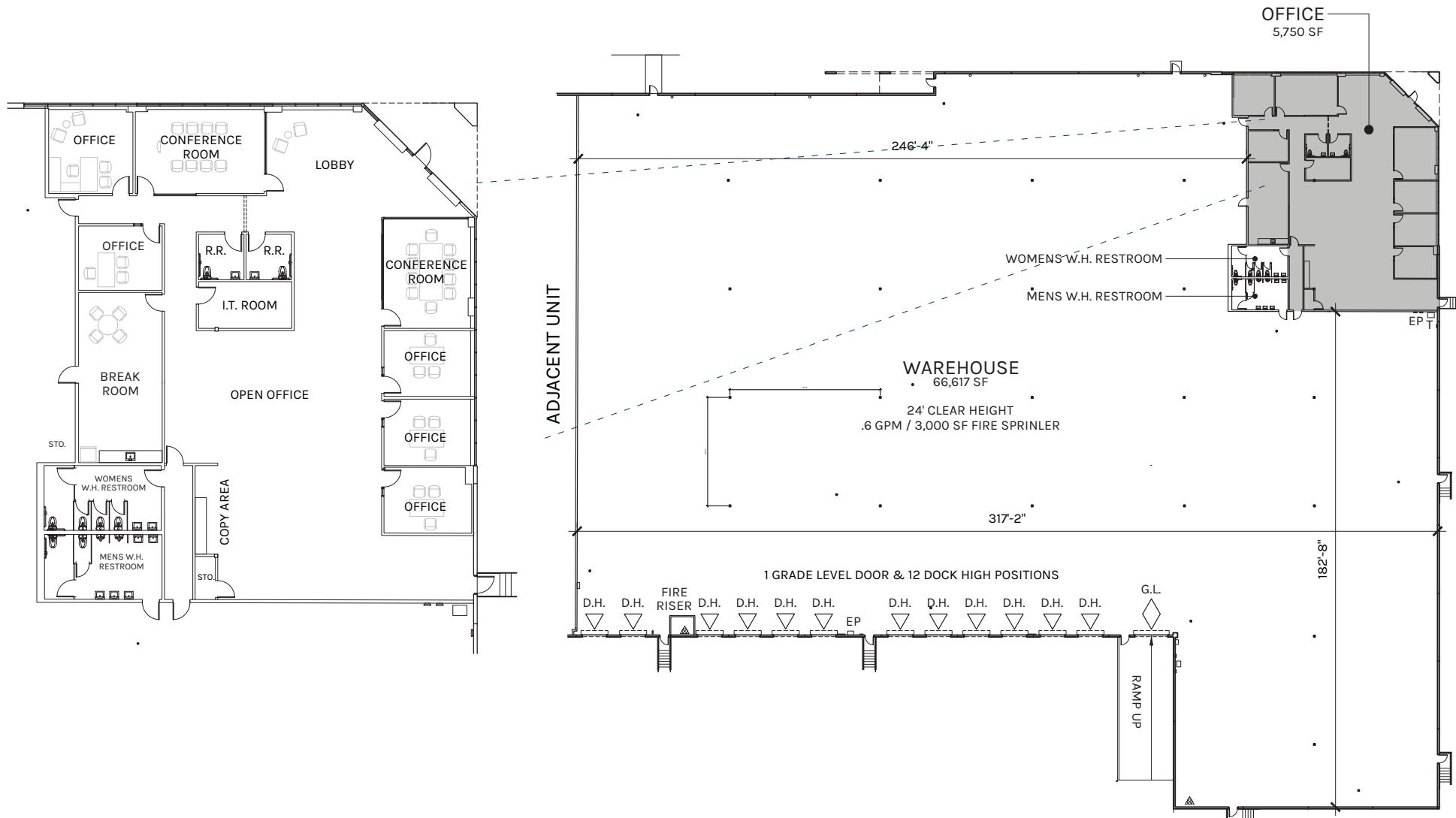
# Floor Plan

10509 BUSINESS DRIVE  
UNIT A



# Floor Plan

10509 BUSINESS DRIVE  
UNIT B



**WAREHOUSE**

66,617 SF

**1st FLOOR OFFICE**

5,750 SF

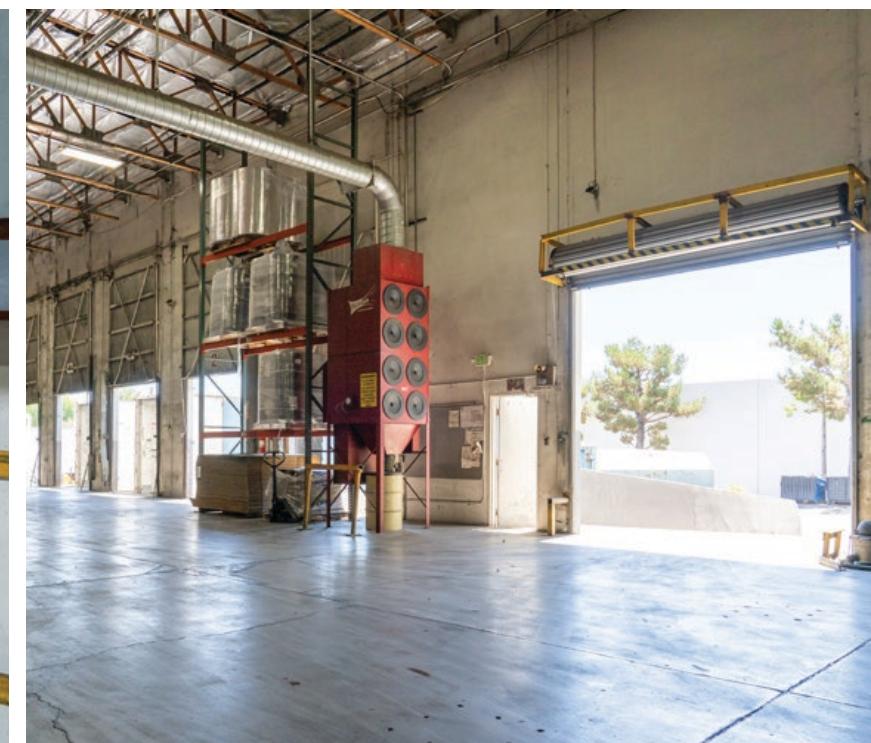
**TOTAL**

72,367 SF

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# Photos

10509 BUSINESS DRIVE  
UNIT A



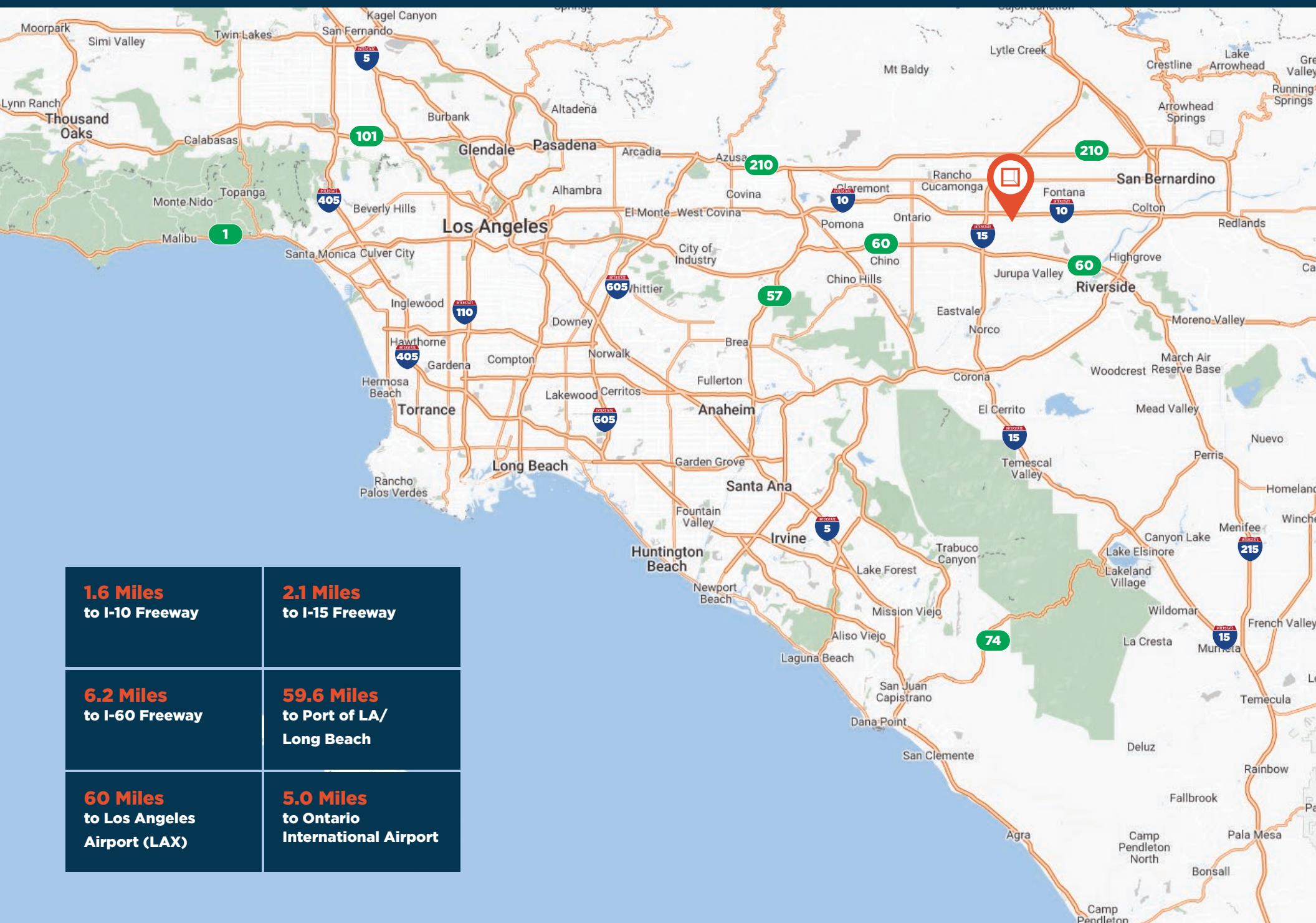
# Photos

10509 BUSINESS DRIVE  
UNIT B



# Location

# 10509 BUSINESS DRIVE UNIT A & B





**Rexford  
Industrial**

## Leasing Contacts

### ERIC BURNEY, SIOR

Executive Vice President  
P: 909.652.2051  
[eburney@daumcommercial.com](mailto:eburney@daumcommercial.com)  
CA License # 00697556

### JOSH BURNEY

Associate  
P: 909.912.0015  
[jburney@daumcommercial.com](mailto:jburney@daumcommercial.com)  
CA License # 02193758



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