



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**

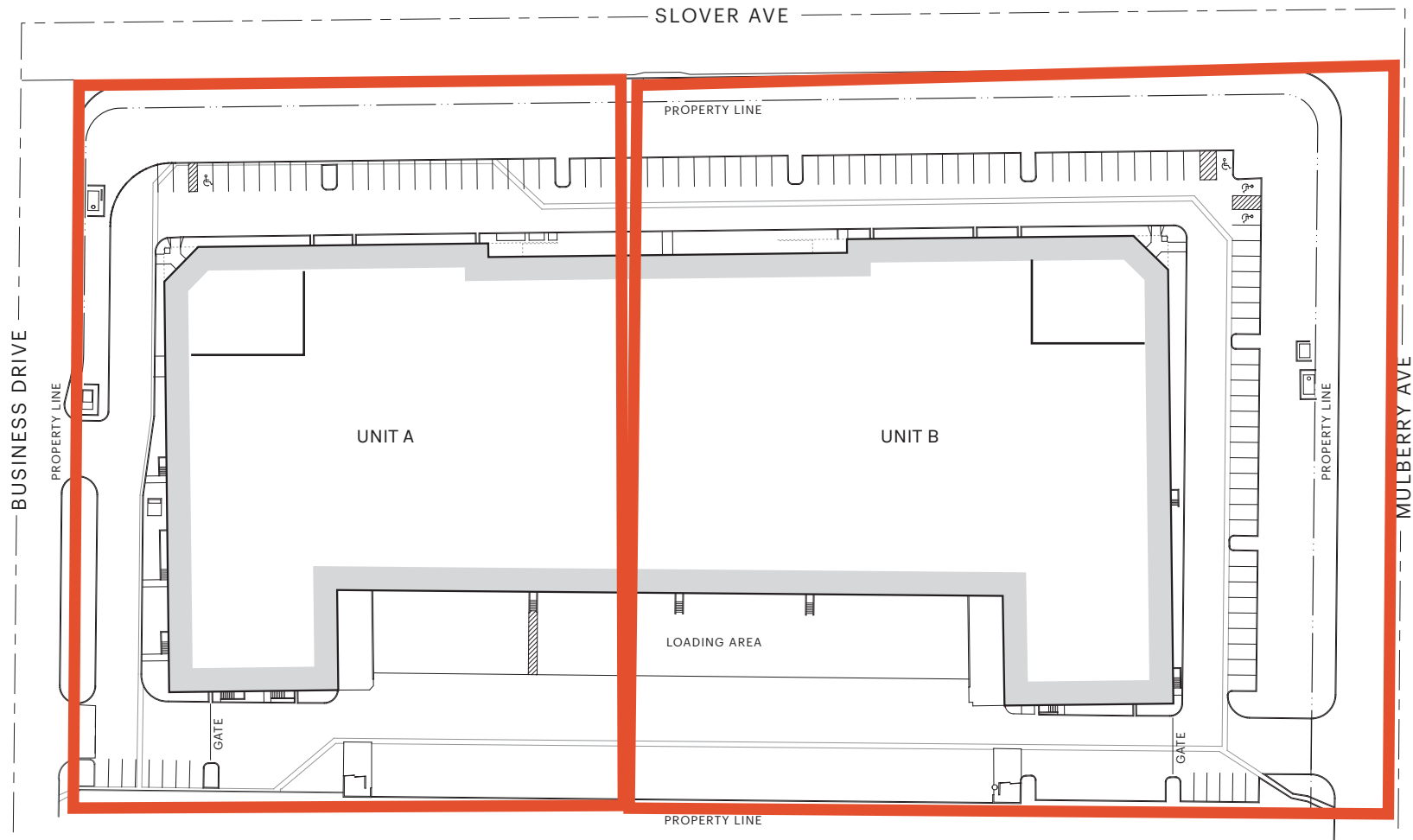
DAUM
COMMERCIAL REAL ESTATE SERVICES



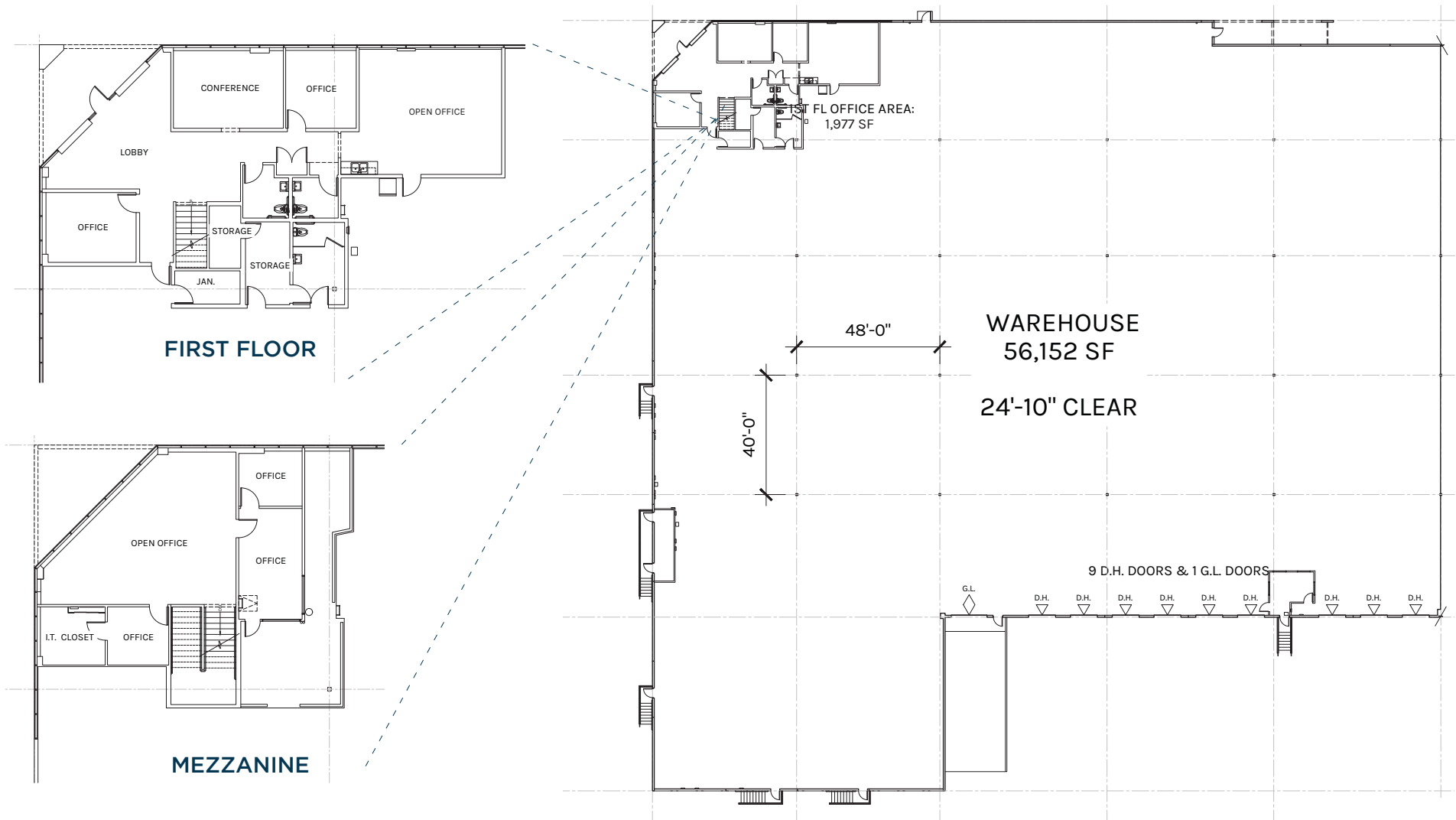
PROPERTY HIGHLIGHTS

- 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

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



UNIT A & B
130,788 SF

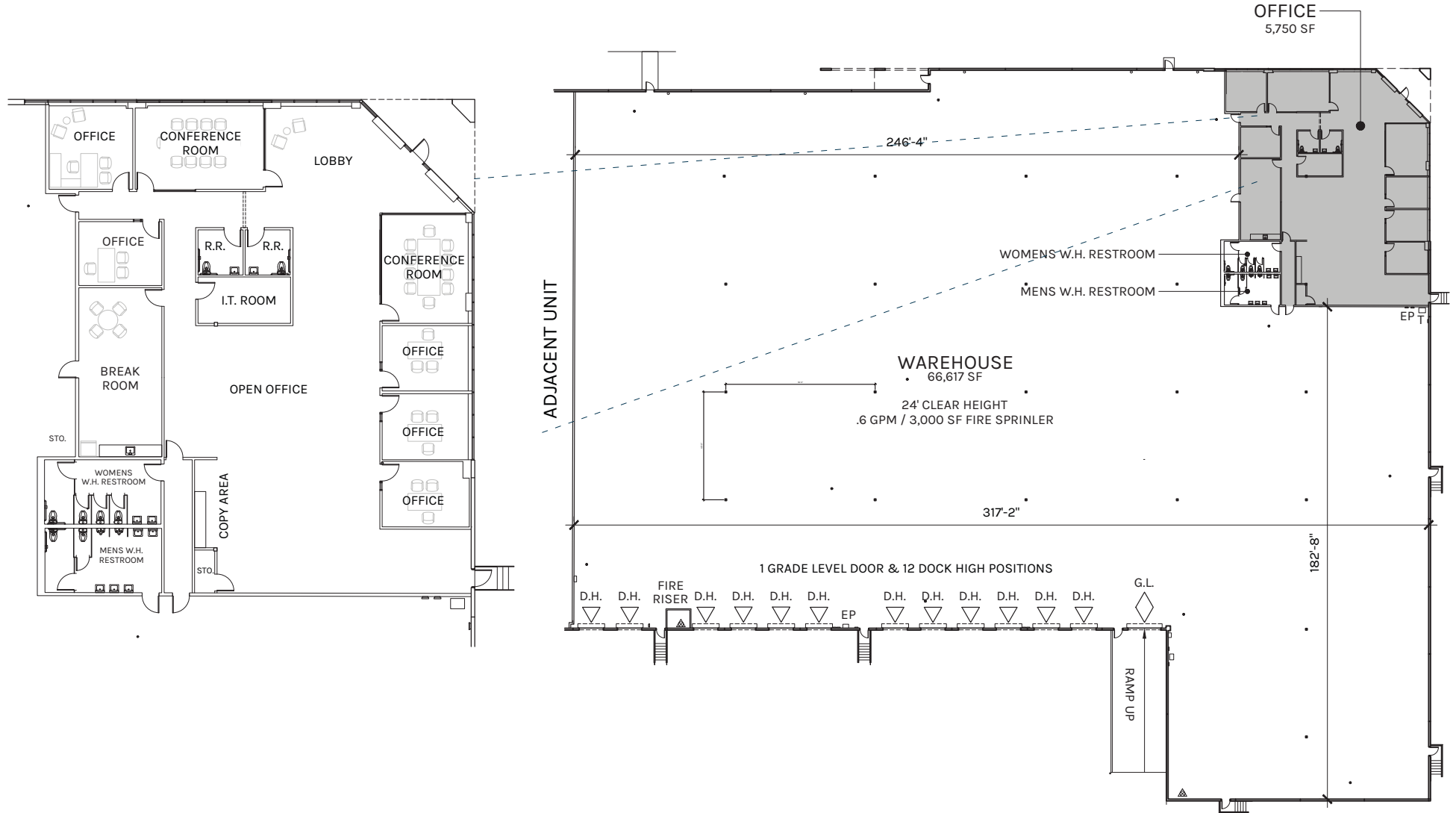


WAREHOUSE
56,152 SF

1st FLOOR OFFICE
1,977 SF

MEZZANINE OFFICE
1,654 SF

TOTAL
59,775 SF



WAREHOUSE
66,617 SF

1st FLOOR OFFICE
5,750 SF

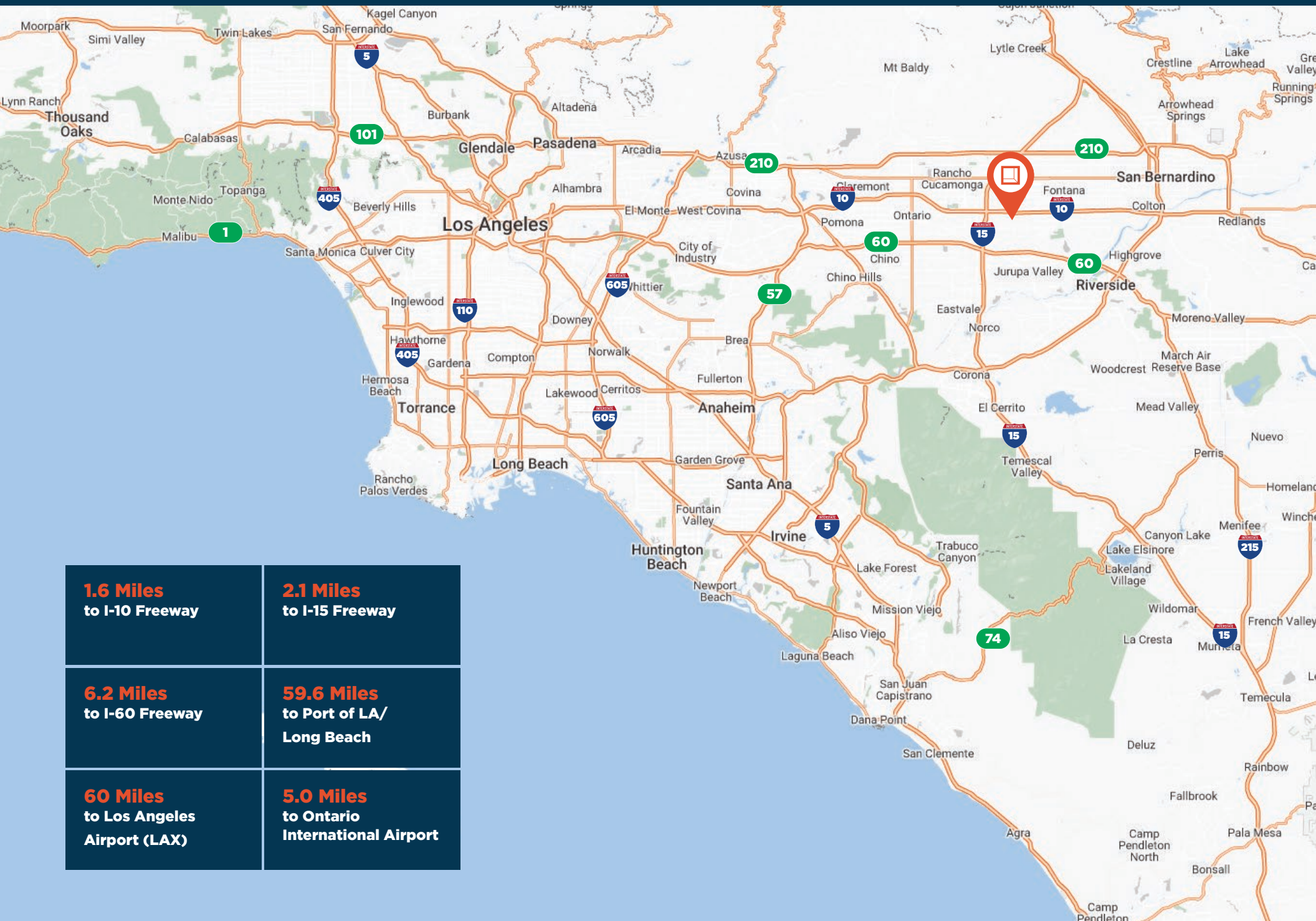
TOTAL
72,367 SF





Location

**10509 BUSINESS DRIVE
UNIT A & B**



**1.6 Miles
to I-10 Freeway**

2.1 Miles
to I-15 Freeway

**6.2 Miles
to I-60 Freeway**

59.6 Miles
to Port of LA/
Long Beach

60 Miles
to Los Angeles
Airport (LAX)

5.0 Miles
to Ontario
International Airport



**Rexford
Industrial**

Leasing Contacts

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