

**BTS FOR SALE &
FOR LEASE: ±77,456 SF +
1 ACRE OF TRAILER PARKING**

CITRUS DISTRIBUTION CENTER

11216 CITRUS AVENUE | FONTANA, CA 92337



EXCLUSIVELY MARKETED BY:

RYAN LAL, SIOR

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Voit

REAL ESTATE SERVICES

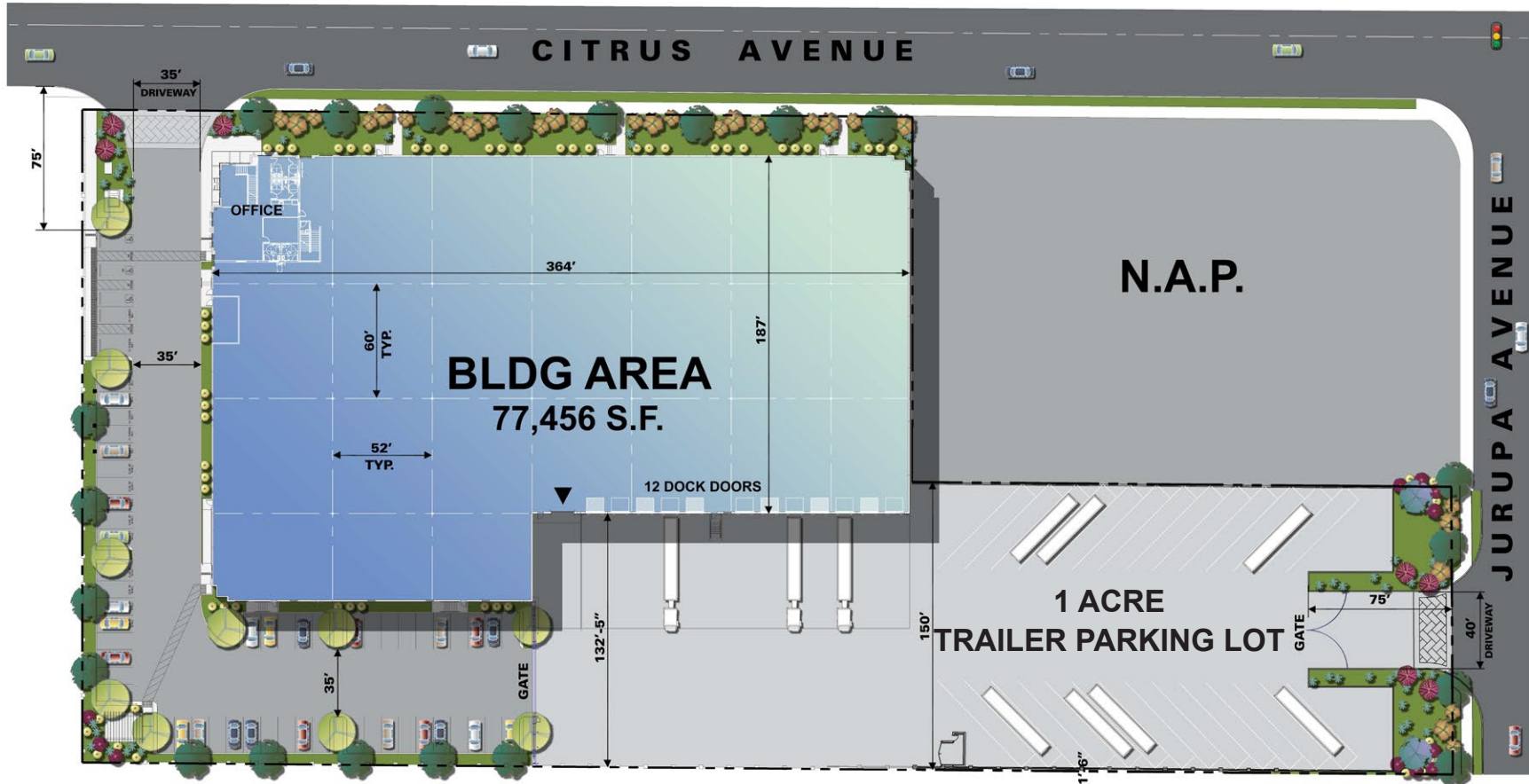
3280 E. Guasti Road, Suite 100
Ontario, CA 91761 | www.voitco.com

DEVELOPED BY:

 PANATTONI®

IN PARTNERSHIP WITH:

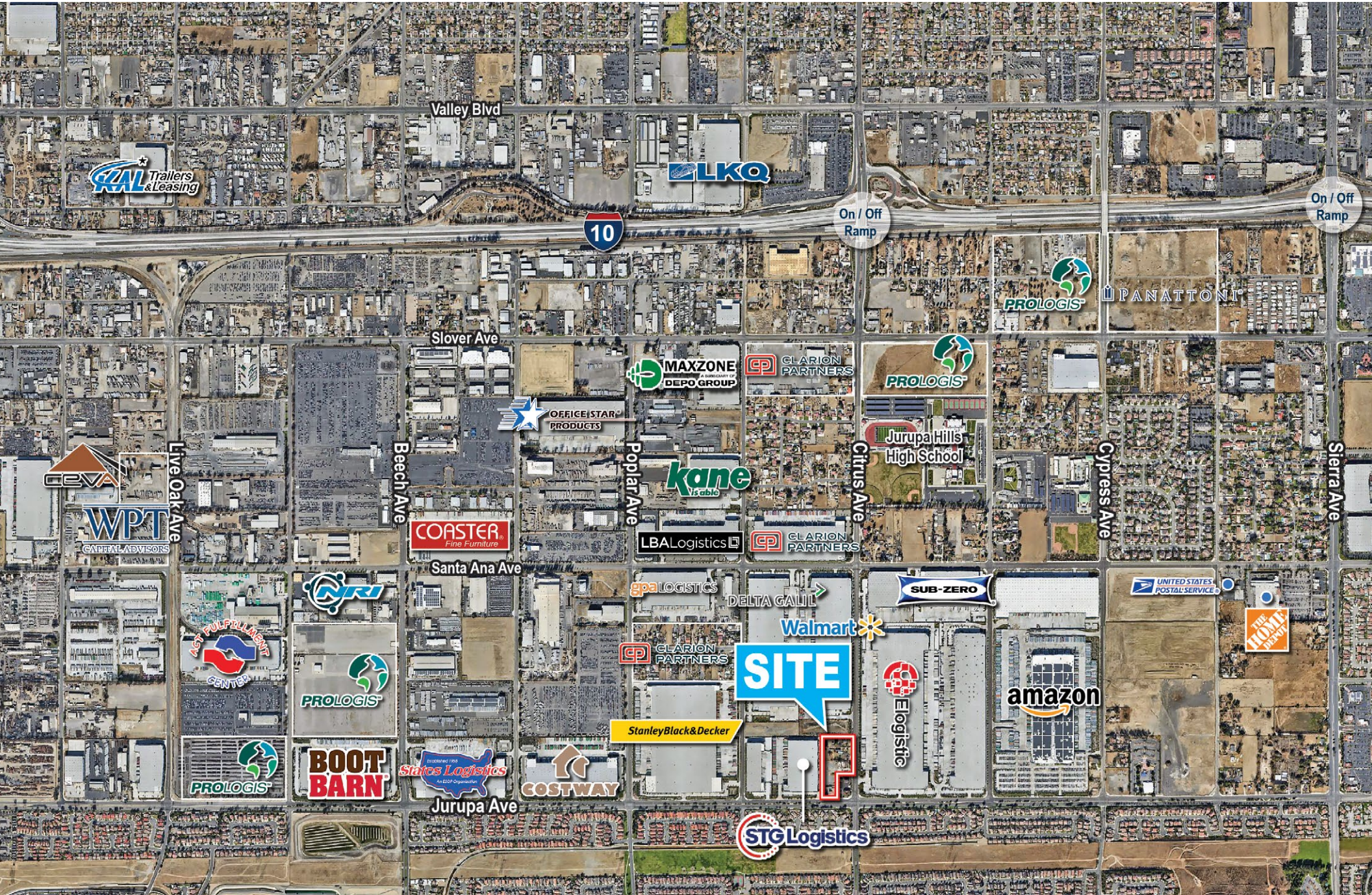
 Principal®



- » ±77,456 Square Feet
- » ±1 Acre Trailer Parking in Addition to the Building
(26 Off Dock Trailer Parking Spaces)
- » 32' Minimum Clearance
(6" Inside 1st Column)
- » 132'-5" Secured Concrete Truck Court
- » ±4,431 Square Foot Office (Two Story)
- » 12 - Dock High Loading Doors (9' x 10')
- » 1 - Grade Level Door (12' x 14')
- » 58 - Auto Parking Spaces
- » 52' x 60' Column Spacing (60' at Speed Bay)
- » ESFR Sprinkler System
- » 2.5% Skylights
- » 1,200 AMP Panel, 277/480V
(2,000 AMP UGPS)
- » 6 - 35,000 lb. Mechanical Dock Levelers
- » 20 FC General Warehouse Lighting
(with No Racking in Place)
- » MM-80 Joint Filler Throughout Warehouse
- » 3 - Auto Parking Stalls with EV Charging
- » 6 - Auto Parking Stalls will be EV Ready
- » Concrete Paving Throughout Entire Project
- » Solar Ready Rooftop
- » Cool Roof Installed Above Office Area
- » Leadership in Energy and Environmental Design (LEED Certified pending)

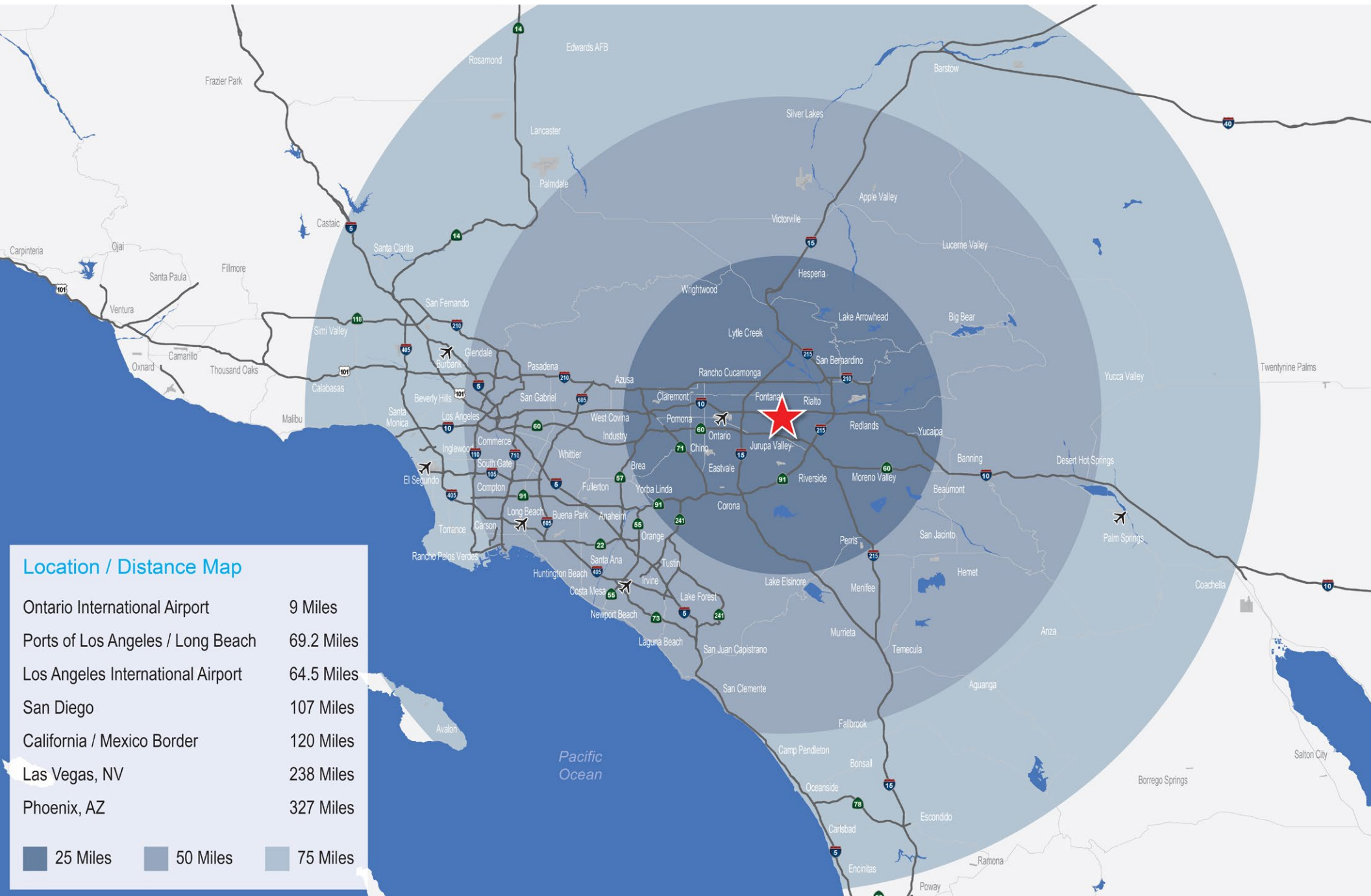
LOCATION MAP

CITRUS DISTRIBUTION CENTER | 11216 CITRUS AVENUE, FONTANA CA 92337



REGIONAL MAP

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