

FOR LEASE: RARE ±45,045 SF BUILDING ON ±6.67 ACRES

10820 HEMLOCK AVE | FONTANA, CA 92337



PROPERTY HIGHLIGHTS

- ±45,045 SF Building on 6.67 Acres
- ±2,000 SF Office
- 3 Dock High Positions
- 3 Ground Level Doors
- 24' Clear Height
- Warehouse Restrooms, Break Room, & Office Space
- 4,000 Amps of Power (Verify)
- (2) Exterior Cranes; (1) 15k lb & (1) 10k lb
- (4) Interior Cranes; (2) 8k lb & (2) 5k lb
- Fully Fenced and Secured Yard
- Zoning: SWIP - Slover Central Manufacturing District
- Fire Sprinklers
- Union Pacific Rail Service (2 Active Rail Spurs)



MAT SKOGEBO | 951.276.3646

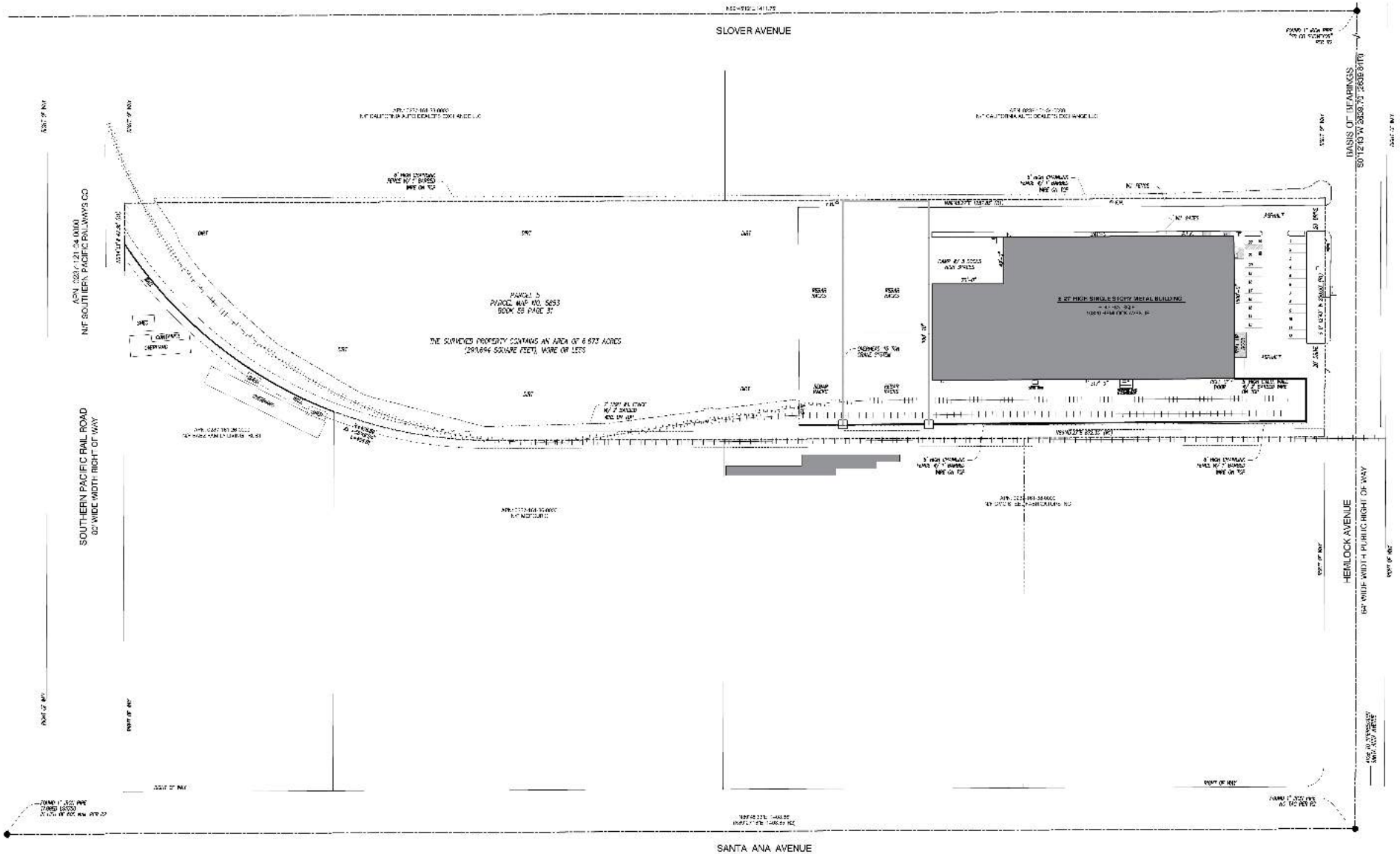
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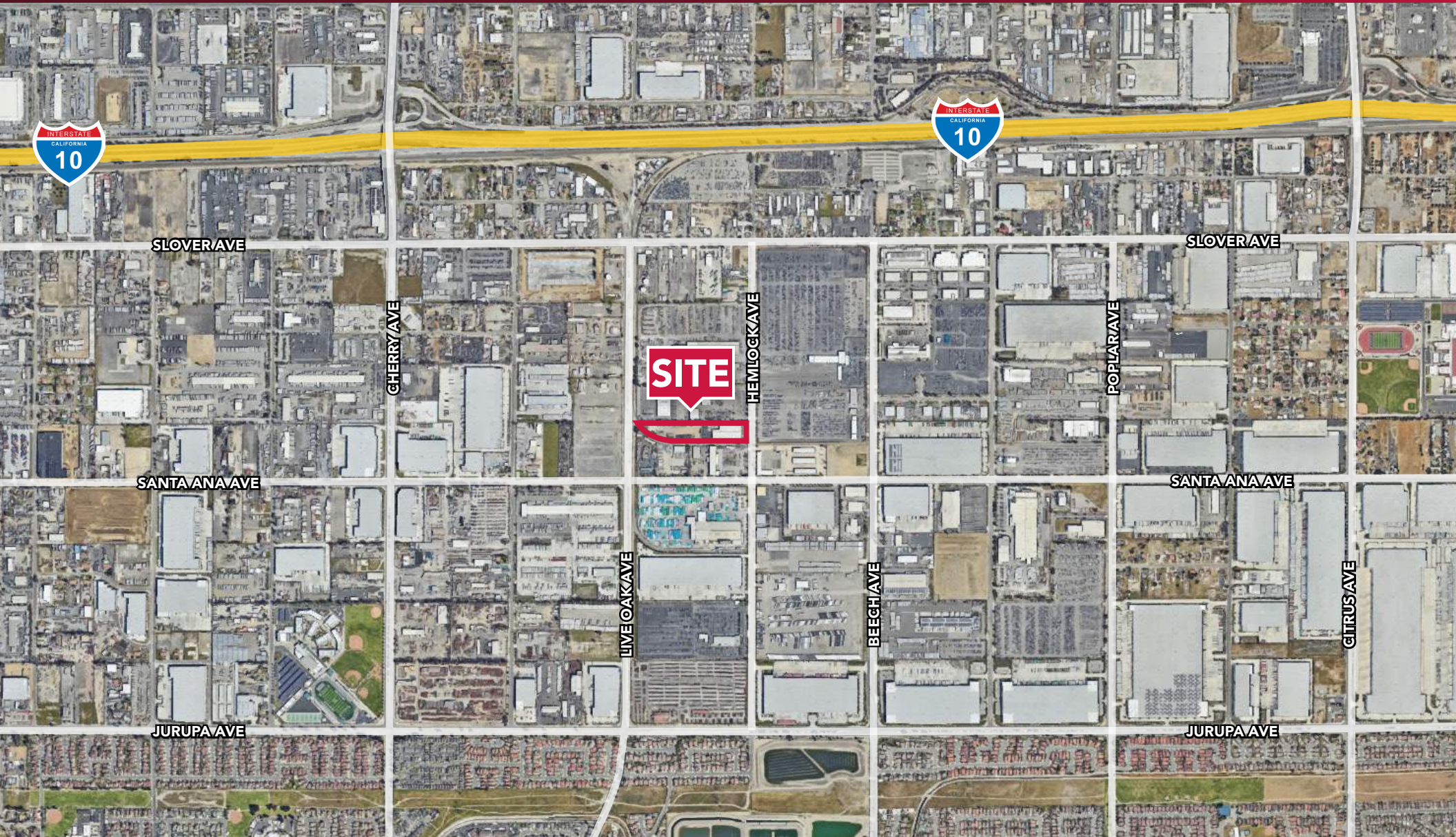
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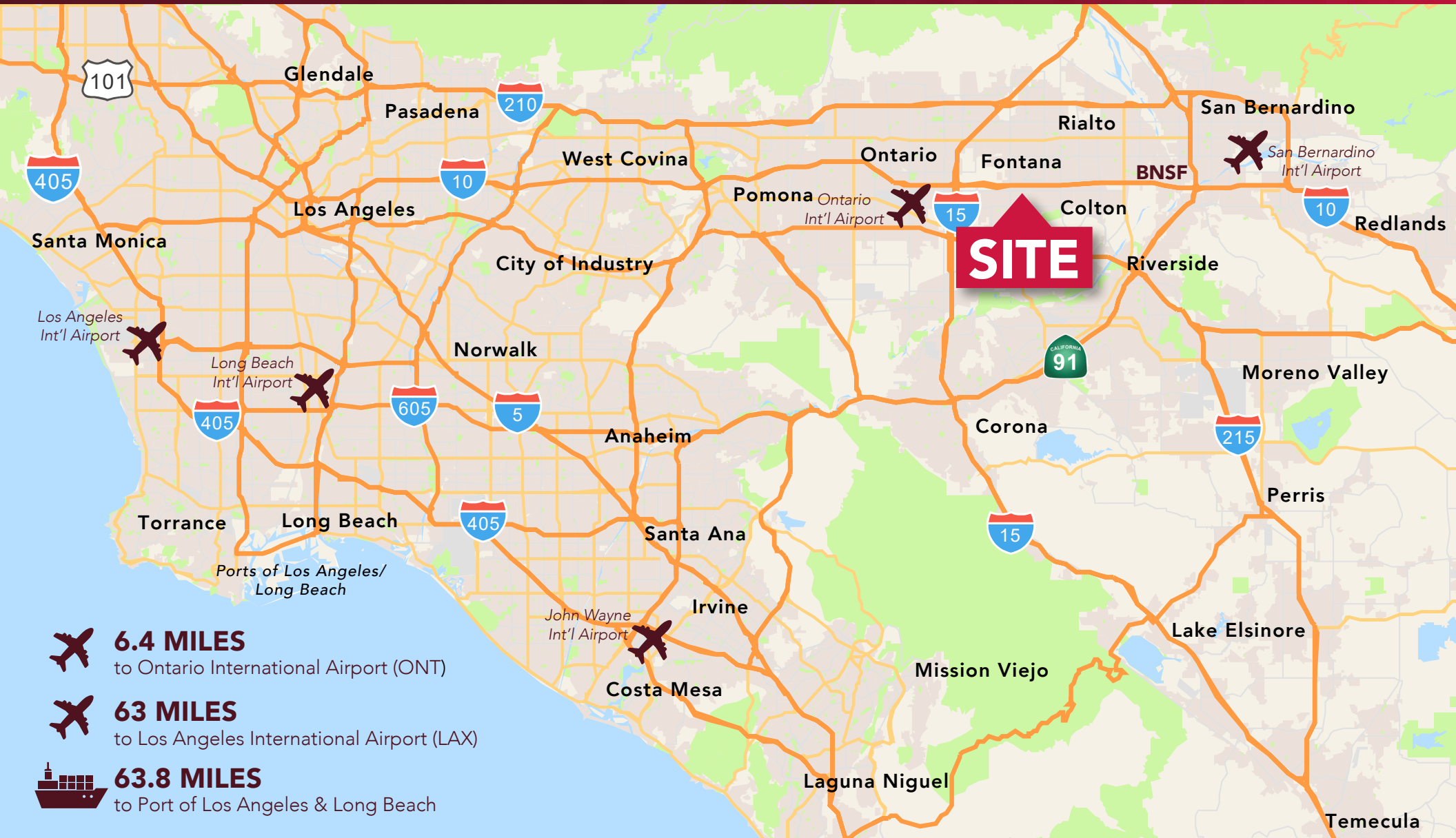
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