



For Sublease
Quality Warehouse

10660 Mulberry Ave
Fontana, CA



The Property

Highlights

- 4 Dock High 2 Ground Level
- 24' Clear Height
- 1 Ground Level Door
- Secured Fence and Yard
- Beautiful, Well-Maintained Offices
- Offices Includes Two (2) Open Bay Areas and Seven (7) Private Offices
- 2 Bonus Shop Offices : ± 217 SF
- Employee Lunchroom: ± 583 SF
- Strategic Access to Ontario Airport
- Minutes to 10, 15, and 60 Freeways



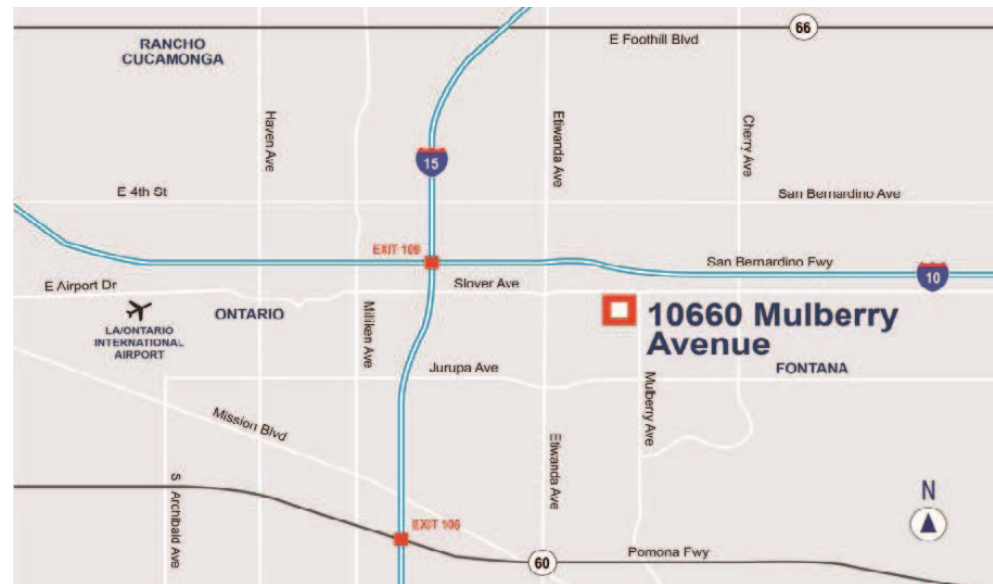
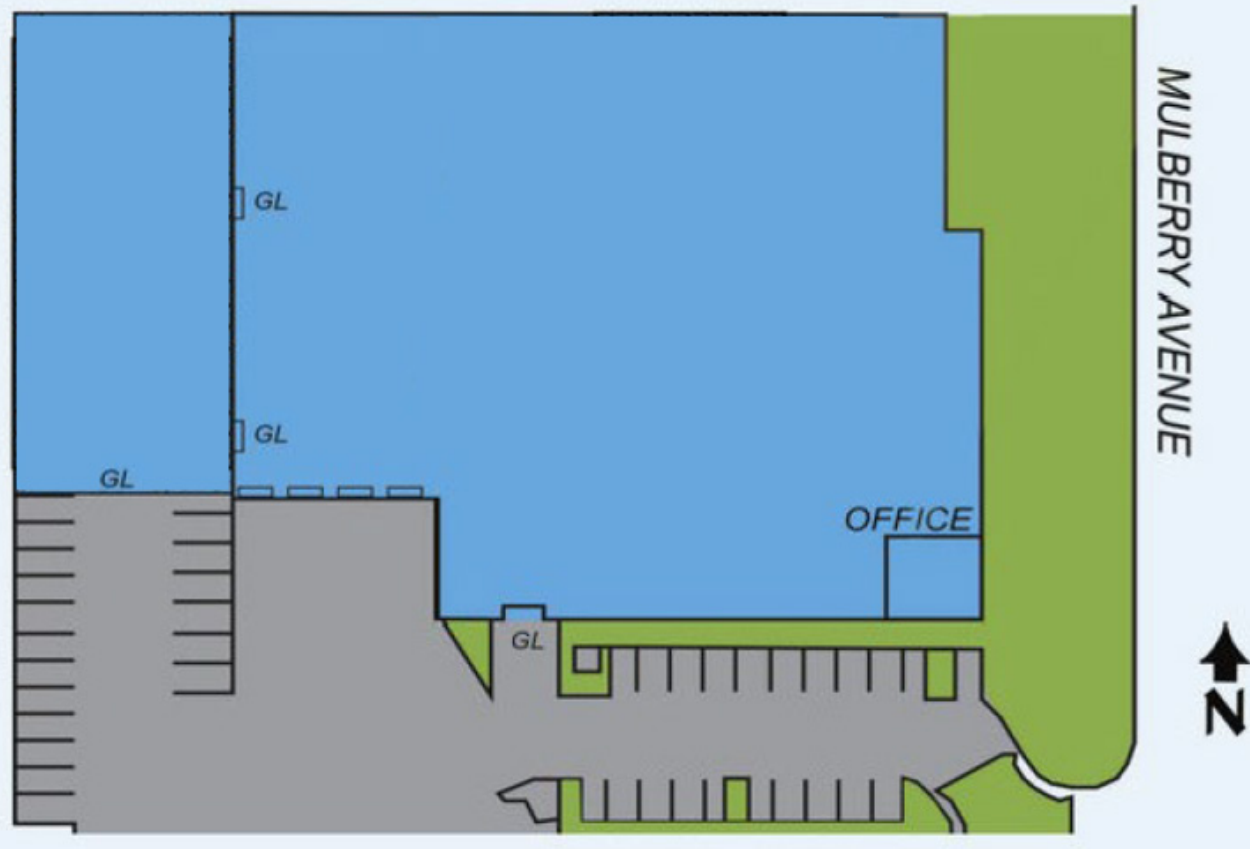
Property Overview

Rent/SF/Mo/Gross - \$1.24 / \$60,210 per month

Building SF	± 48,557 SF
Two Story Office	±4,167 SF (9)
First Floor Office	±1,792 SF
Second Floor Mezzanine Office	± 2,375 SF
Lot Size	± 2.02 AC
Clear Height	± 24'
Docks	4
Parking Stalls	± 43
Restrooms	5 (1 Including a Shower)
Construction	Concrete Tilt Up
GL Doors	2 (1: ±12X13'10") (1: ±17'6X9'10")
Power	± 400 Amps; 480/277 Volts; 3 Phase 4 Wire
Built	1990
Class	B
Zoning	M2
Possession	30 Days
APN	0238-091-73



Site Plan



Location



Los Angeles Economy

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy. center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



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