

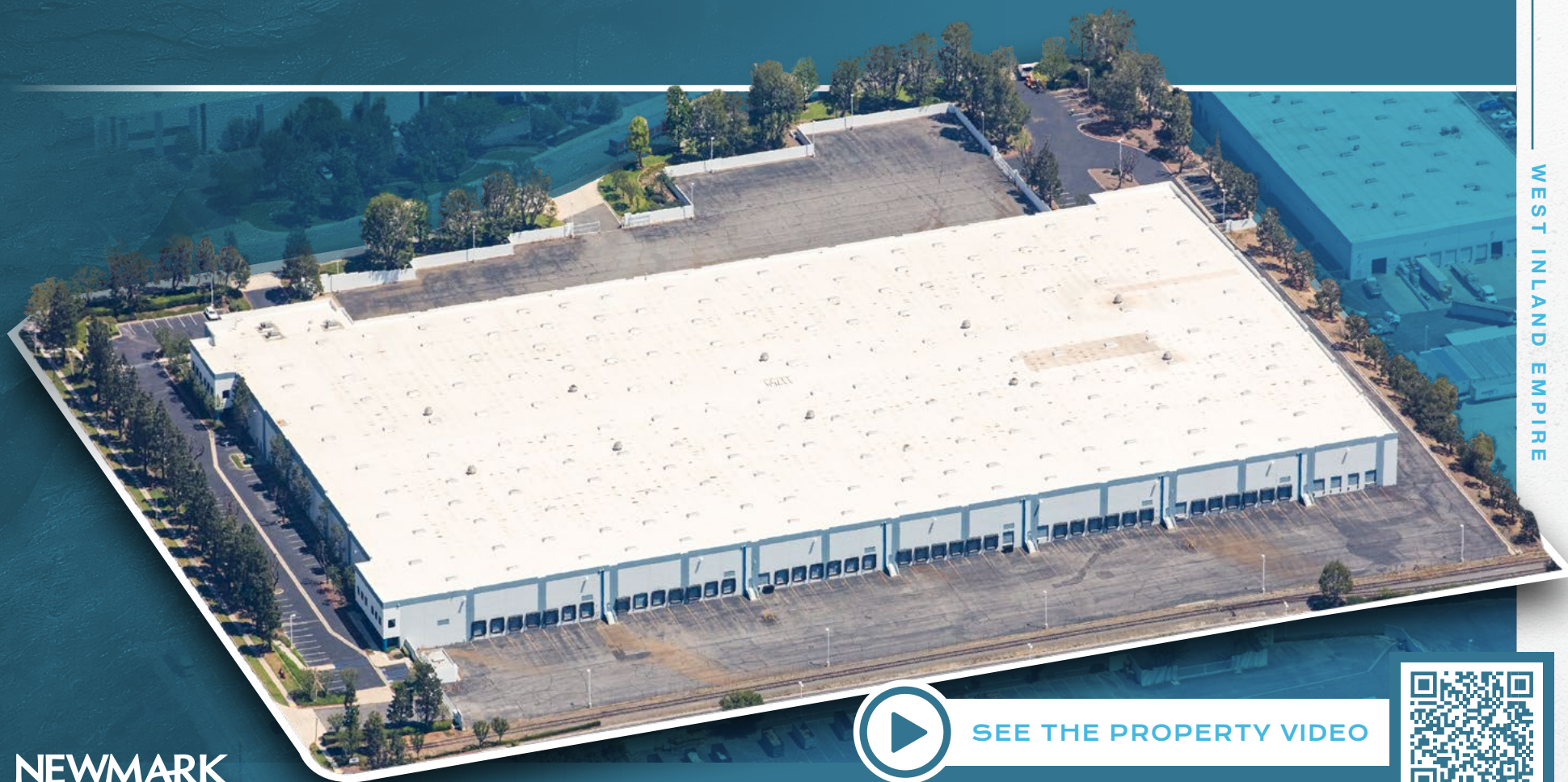


11754
CABERNET DR
FONTANA, CA

±310,100 SF
INDUSTRIAL BUILDING

PROPERTY OVERVIEW

WEST INLAND EMPIRE



NEWMARK



[SEE THE PROPERTY VIDEO](#)





11754 CABERNET DR

FONTANA, CA

±310,100 SF

INDUSTRIAL BUILDING

Part of the
Vintage Park East
Business Park

10 Buildings | 2.6 MM SF



VINTAGE
PARK EAST FONTANA, CA

PROPERTY OVERVIEW

Considerations & Features

Up to 509,000 SF Possible
(11875 Cabernet)

Rail Possible

±310,100 SF

INDUSTRIAL BUILDING

3,785 SF

OFFICE SPACE

ESFR

SPRINKLER SYSTEM

41 Spaces

TRAILER PARKING

30'

CLEARANCE HEIGHT

80

DOCK HIGH DOORS
(14 Mechanical Pit Levelers
+ 41 Edge of Dock Levelers)

2

GROUND LEVEL DOORS

Cross Dock

LOADING

2,000 Amps

POWER (Expandable to 4,000 Amps)

50' x 52'

COLUMN SPACING

\$0.16 PSF/MO (est)

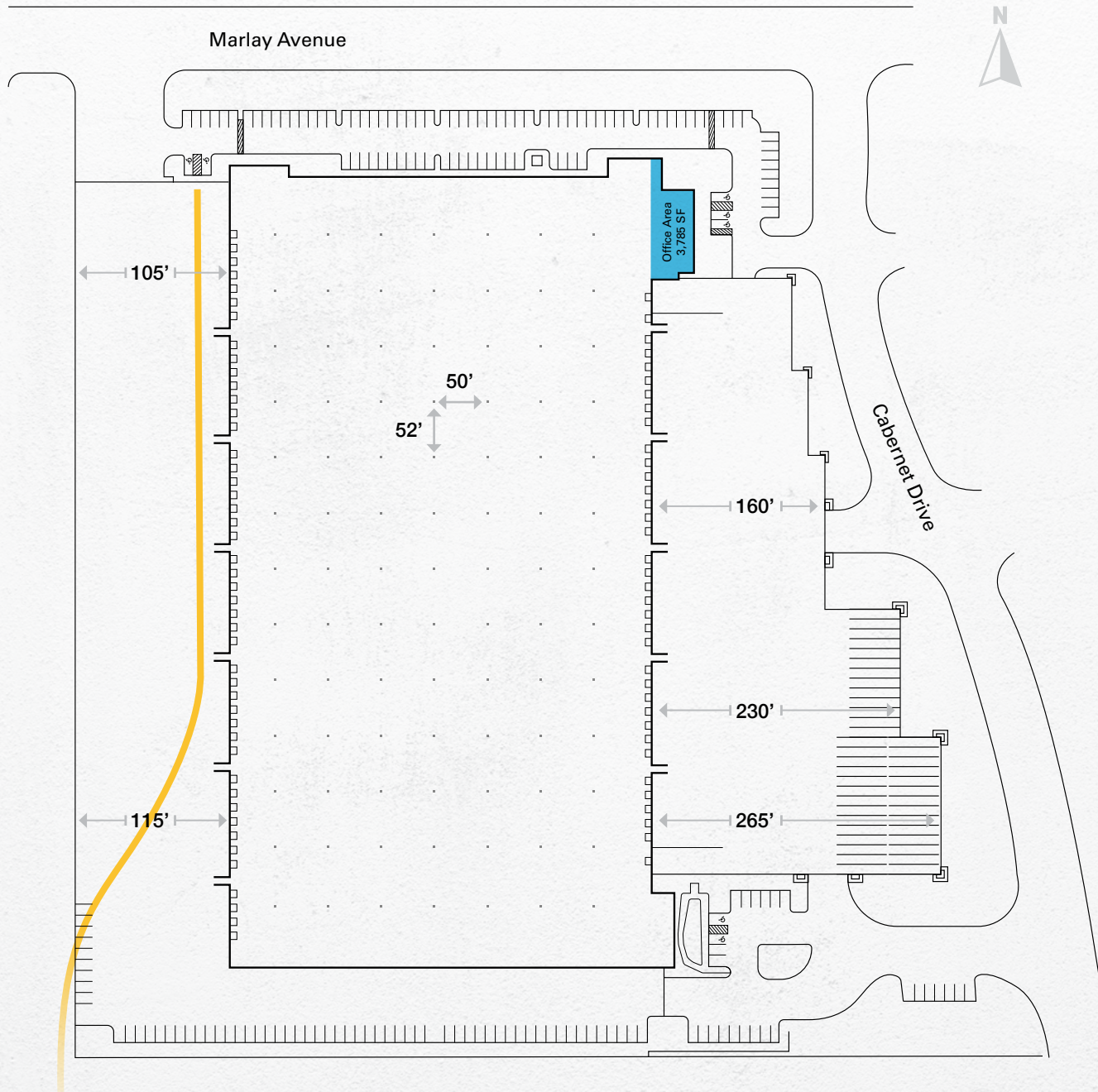
OPERATING EXPENSES

15.8 Acres

LAND SIZE



AVAILABLE NOW



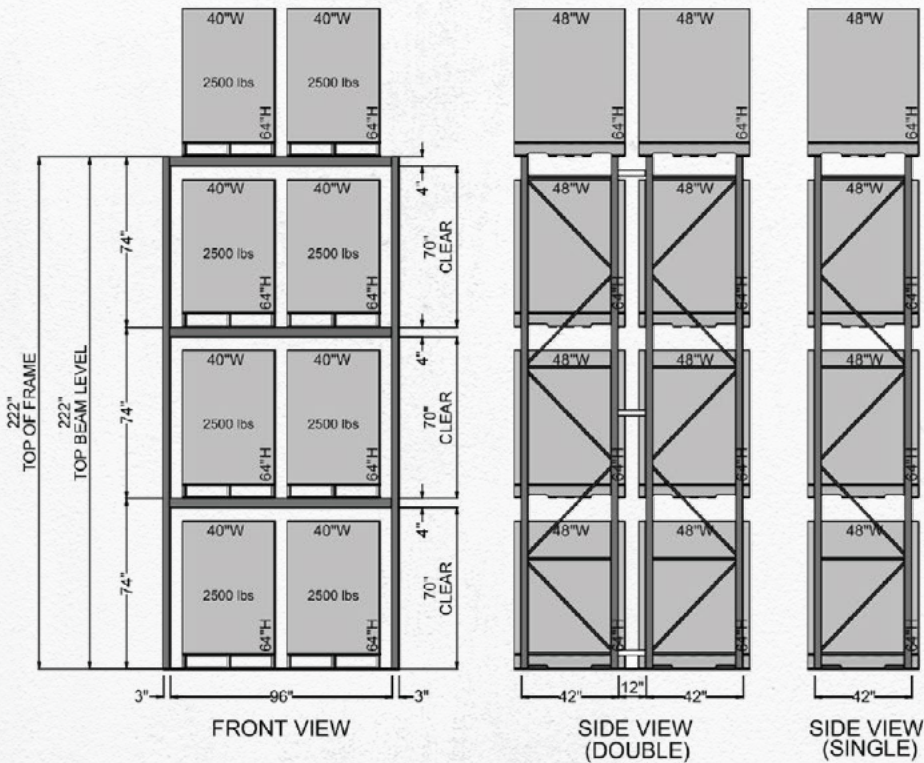
11754
CABERNET DR
FONTANA, CA

SITE PLAN

- Future Rail spur
- Existing Office Space

RACKING PLAN

64" PALLET DESIGN



6' AISLE: 28,520 Pallet Positions | 10'6" AISLE: 20,288 Pallet Positions

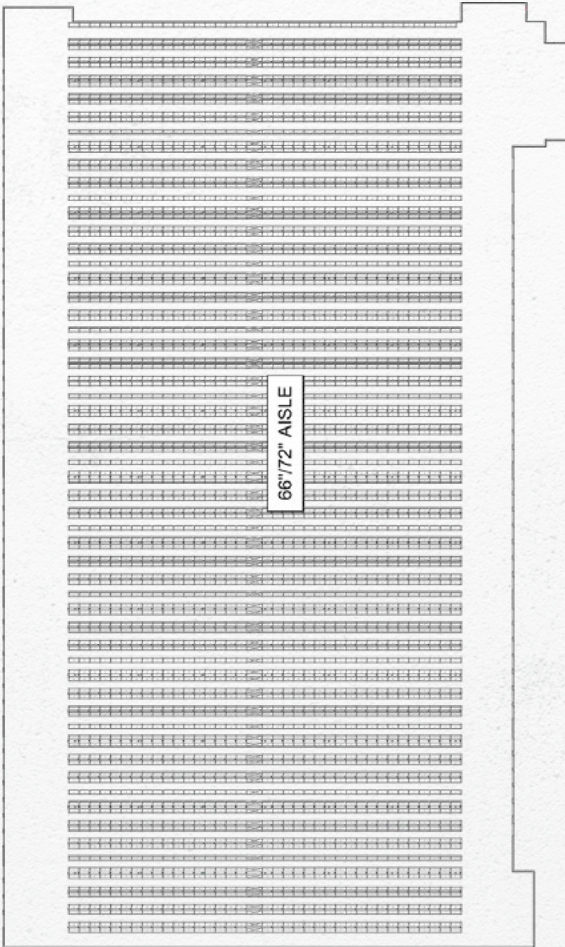
RAYMOND WEST
INTRALOGISTICS SOLUTIONS

FOR MORE INFORMATION, CONTACT:
GREG HANOIAN

562.447.5891

greg.hanoian@raymondwest.com

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6' Aisles

VINTAGE PARK EAST SITE PLAN

A single-owner industrial campus delivering consistent management, streamlined decisions, and 2.6 million square feet of high-quality space.

BLDG	Address	City	Bldg Size (±SF)
1	13366 Philadelphia Ave	Fontana	266,950
2	13367 Marlay Ave	Fontana	456,370
3	13397 Marlay Ave	Fontana	293,363
4	11754 Cabernet Dr	Fontana	310,100
5	11900 Cabernet Dr	Fontana	303,120
6	12060 Cabernet Dr	Fontana	154,760
7	12005 Cabernet Dr	Fontana	182,970
8	11899 Cabernet Dr	Fontana	165,300
9	11875 Cabernet Dr	Fontana	198,900
10	11751 Cabernet Dr	Fontana	231,600

 **Vintage Park East | Property Bounds**
10 Buildings | 2.6 MM SF



LOCAL TENANTS





REGIONAL PROXIMITY



5.6 Miles

TO ONTARIO INTERNATIONAL AIRPORT



62.4 Miles

TO PORTS OF LONG BEACH & LA



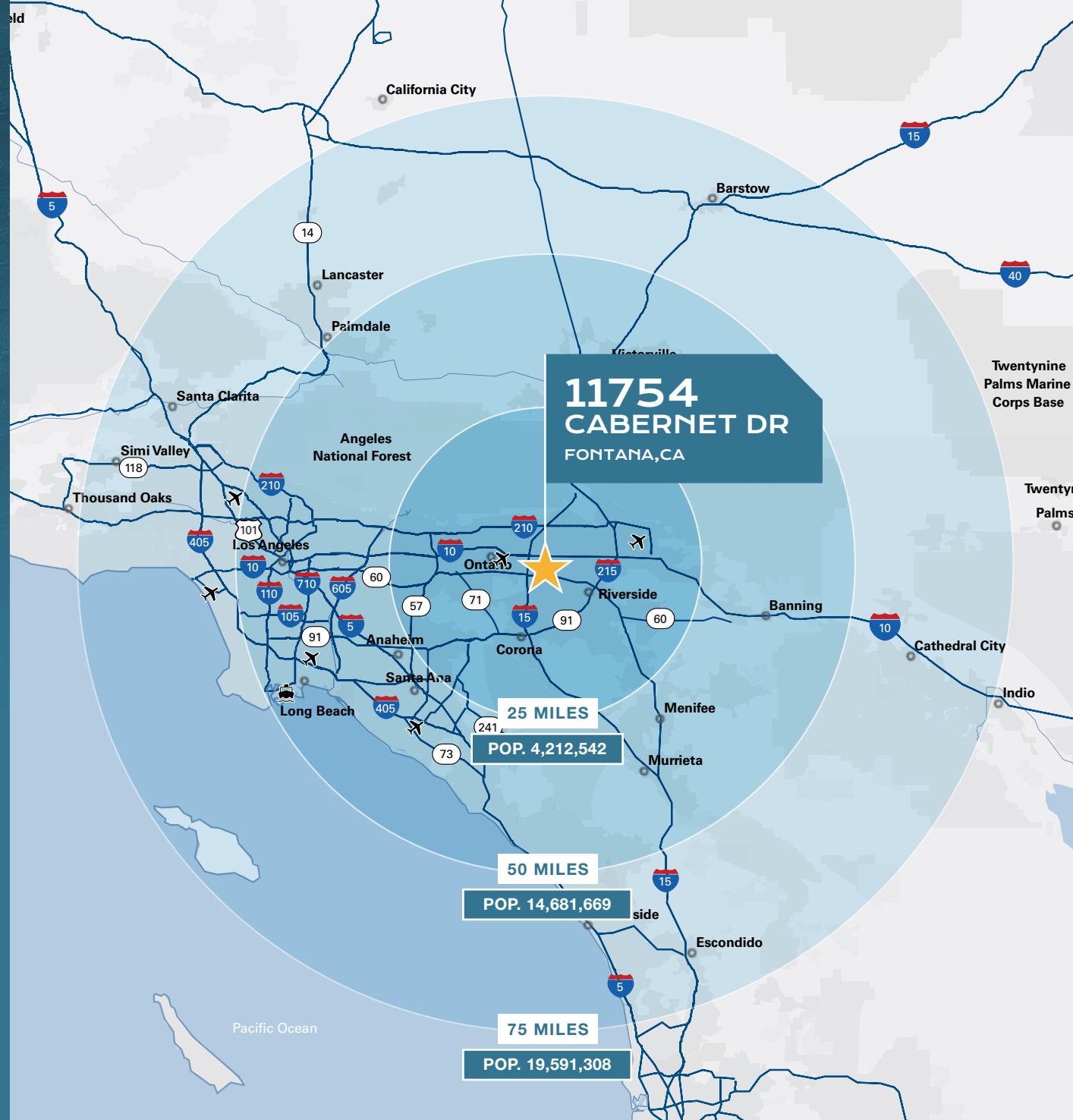
62.6 Miles

TO LAX



109 Miles

TO SAN DIEGO









ONT >>>
Ontario
International
Airport



VINTAGE
PARK EAST FONTANA, CA



11754 CABERNET DR FONTANA, CA

Mark Repstad
Executive Managing Director
t 213-596-2282
mark.repstad@nmrk.com
CA RE Lic. #01492673

Ron Washle, SIOR
Executive Managing Director
t 909-974-4071
ron.washle@nmrk.com
CA RE Lic. #00978222

Mark Kegans, SIOR
Executive Managing Director
t 909-974-4070
mark.kegans@nmrk.com
CA RE Lic. #00866145



Corporate License #01355491

NEWMARK

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