

10721
BUSINESS DRIVE
FONTANA, CALIFORNIA

FOR LEASE

±38,187 SF

FULLY RACKED WAREHOUSE | FREE STANDING INDUSTRIAL BUILDING

FOR INFORMATION, CONTACT:

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**DISTRIBUTION AND LIGHT MANUFACTURING
BUILDING**

- ±38,187 SQUARE FOOT BUILDING
- ±5,499 SQUARE FEET OF TWO-STORY OFFICE SPACE
- 24' MINIMUM CLEARANCE HEIGHT
- FOUR (4) DOCK HIGH DOORS

PROPERTY OVERVIEW

KEY HIGHLIGHTS

**TWO (2)**

GROUND LEVEL LOADING DOORS

**1,000 AMPS**

277/480 VOLTS (VERIFY)

**0.60 GPM / 3,000 SF**

FIRE SPRINKLER SYSTEM

**LARGE**FULLY FENCED & SECURED
CONCRETE YARD**FULLY RACKED**

WAREHOUSE

**56' x 48'**

TYPICAL BAY SPACING

**±1.74 ACRE PARCEL**

OF LAND

BUILDING HIGHLIGHTS

- STATE-OF-THE-ART DISTRIBUTION AND LIGHT MANUFACTURING BUILDING
- ±64 VEHICLE PARKING STALLS
- WAREHOUSE SKYLIGHTS - 2%
- PART OF A MASTER PLANNED PROJECT
- AIR AND ELECTRICAL LINES DISTRIBUTED THROUGHOUT
- EXCELLENT FREEWAY ACCESS VIA THE CA-60, THE I-10 AND THE I-15 FREEWAYS



PROPERTY IMAGES

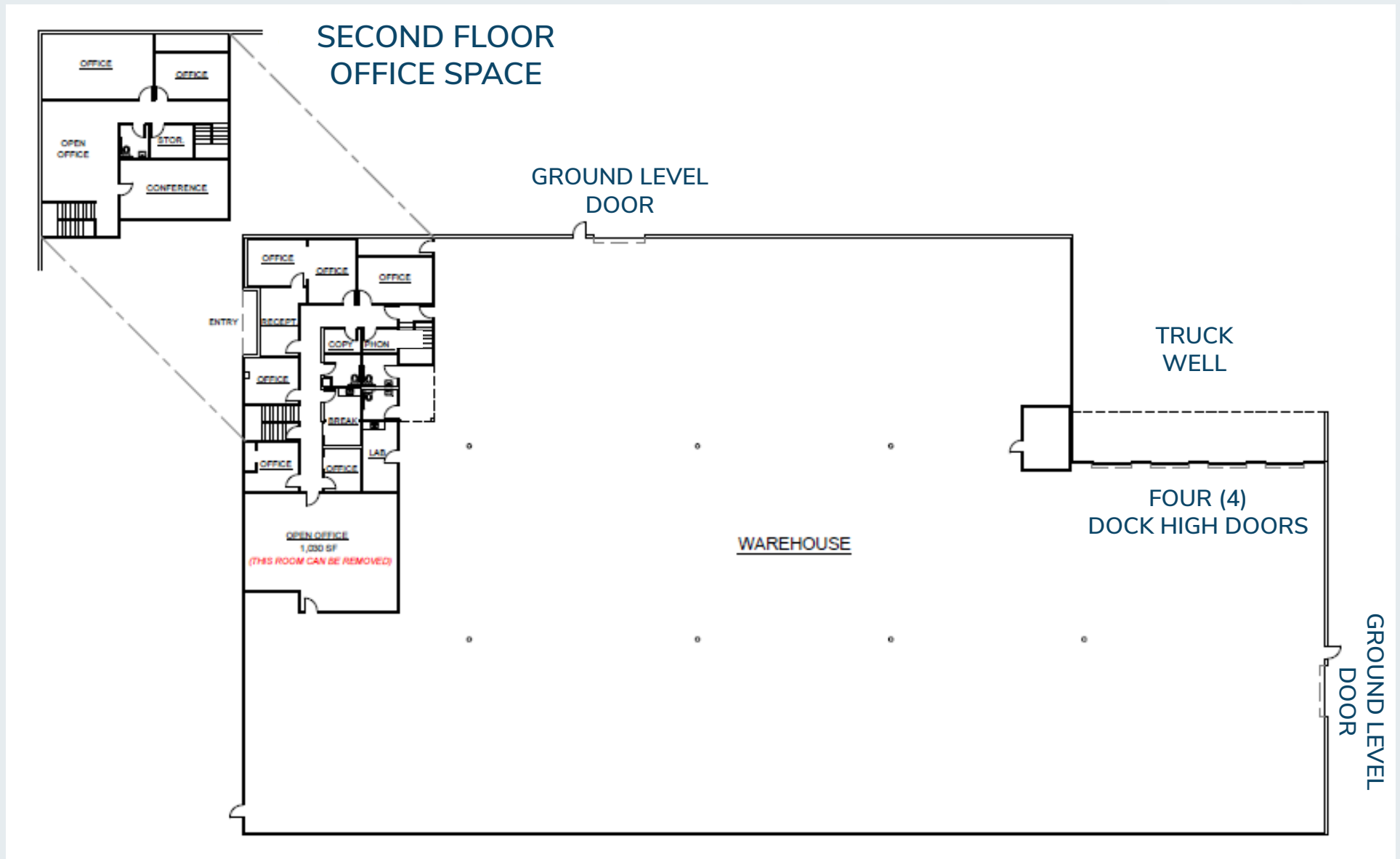


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lee-associates.com | Corporate DRE #: 00976995

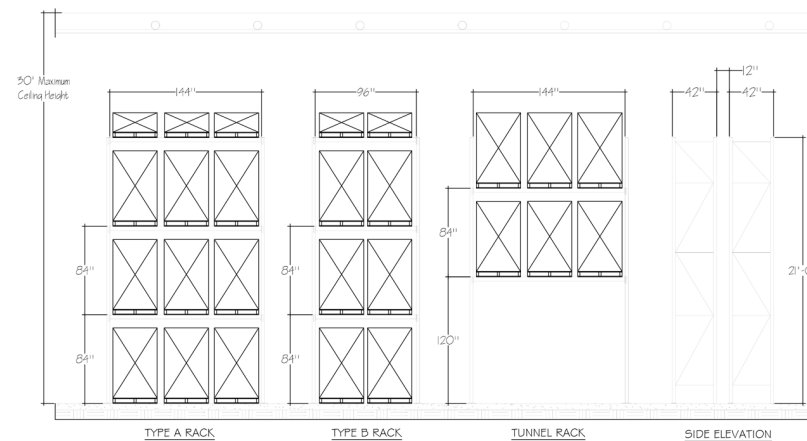
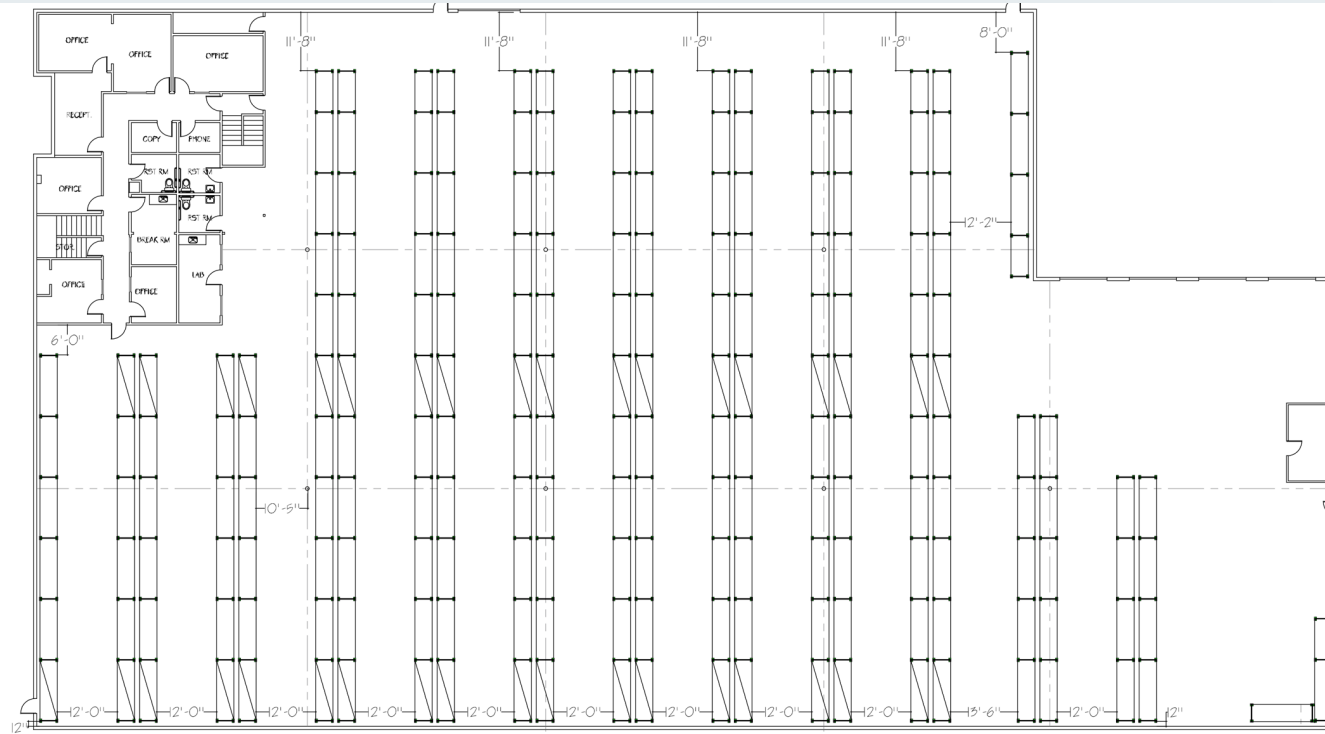
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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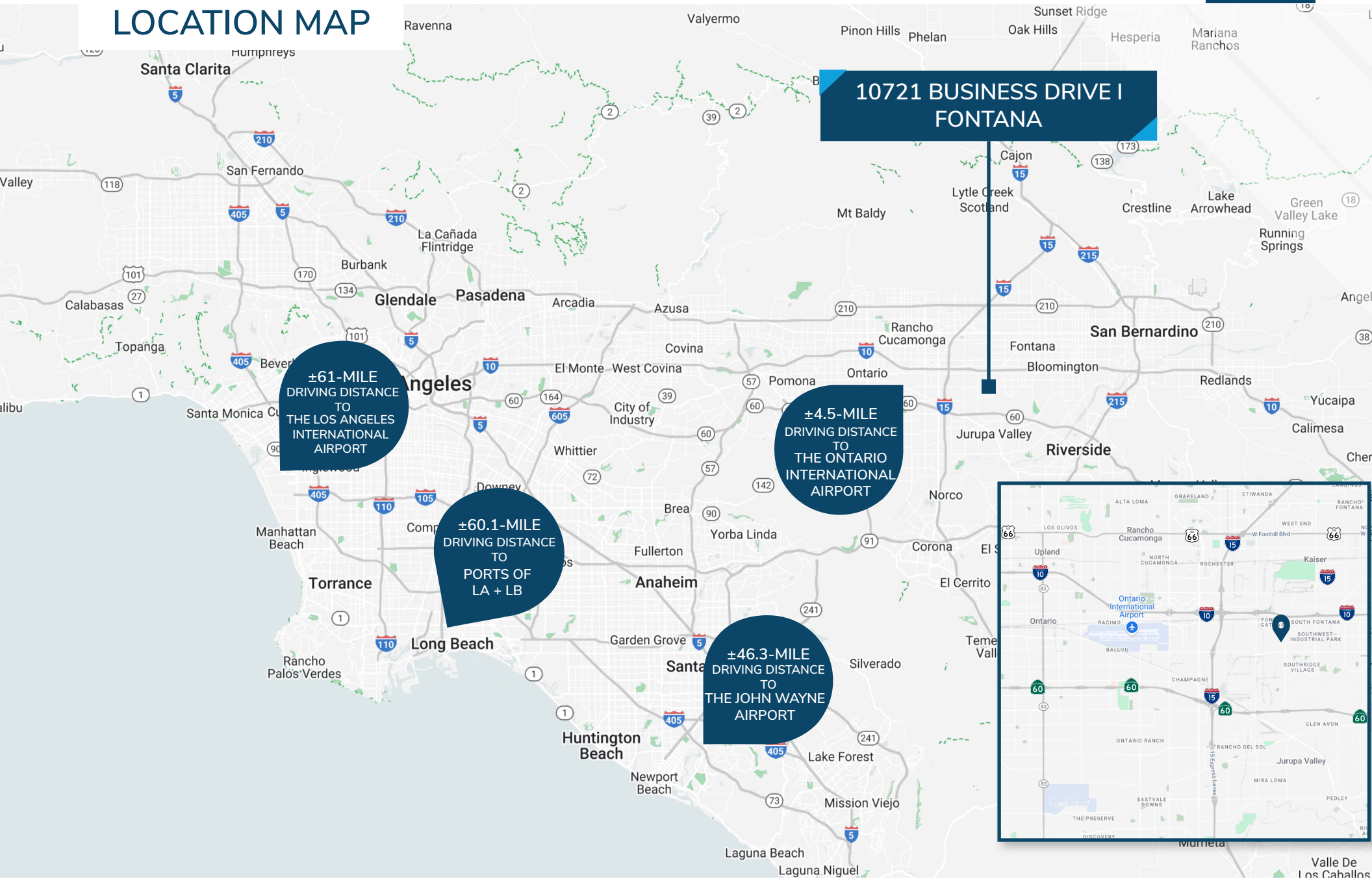
PROPERTY SITE PLAN



BUILDING RACKING PLAN



LOCATION MAP



FOR MORE INFORMATION,
PLEASE CONTACT THE
EXCLUSIVE LISTING
AGENTS:

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