



CLARION PARTNERS



Poplar South Distribution Center 11011 Poplar Avenue Fontana, CA 92337

For Lease ±490,550 Square Feet Available



BUILDING HIGHLIGHTS

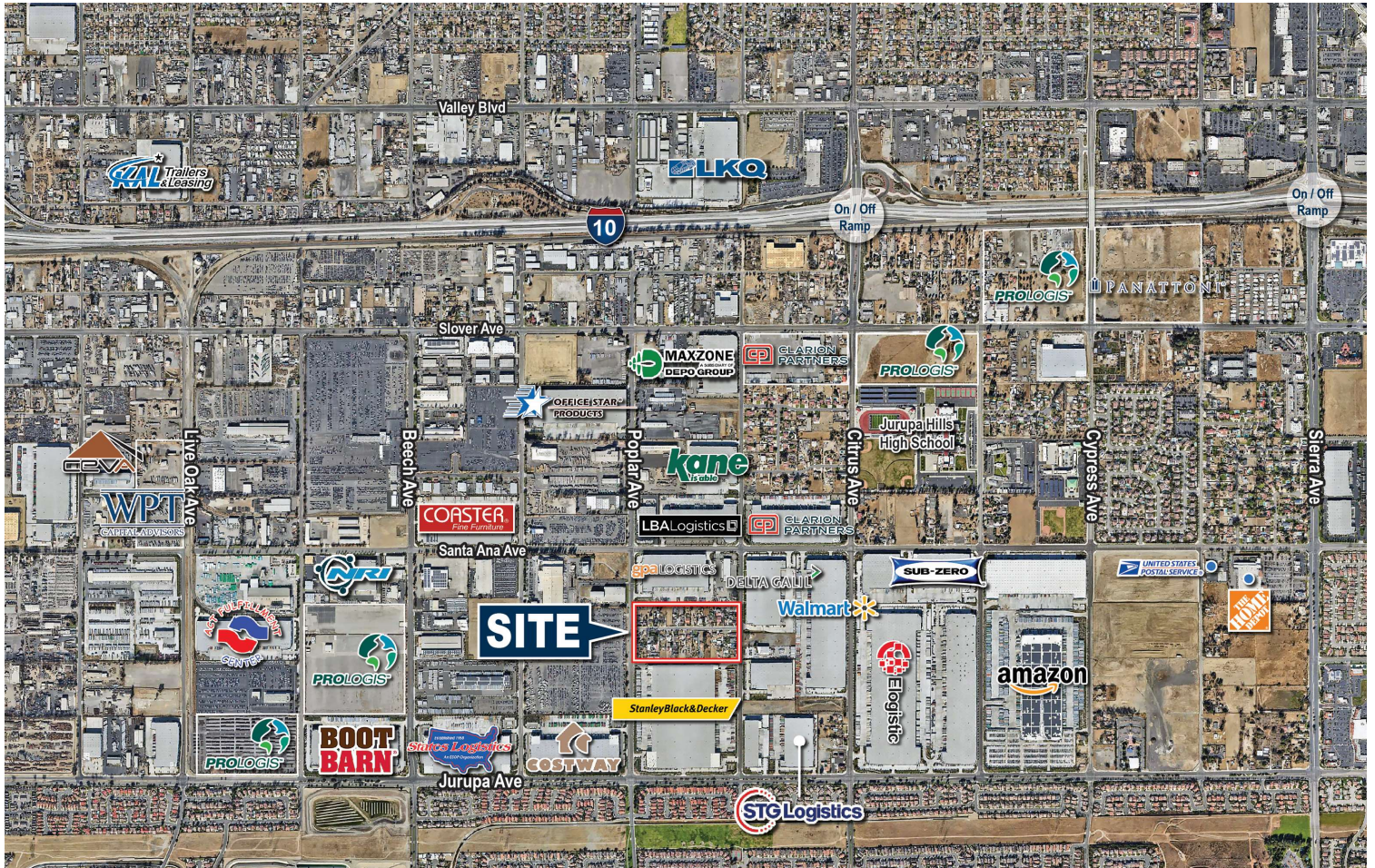
- ±490,550 SF, Class A Building
- TBD Office SF
- 40' Minimum Clear Height
- 56' x 60' Typical Bay Spacing
- 210 Auto Parking Stalls
- 98 Trailer Parking Stalls
- 185' All Concrete Secured Truck Court
- 8" Thick Floor Slab, 4,000 psi
- 4-ply Built-Up Roof System
- 2% Skylights
- ESR, K25.2, 50 psi
- 60' Speed Bay
- 42 Dock High Positions 9' x 10'
- 2 Ground Level Positions 12' x 14'
- 2 Air Changes Per Hour
- 4,000 Amp Underground Pull Section (UGPS), verify
- Close proximity to the 10, 15 and 60 Freeways
- Corporate Neighbors: Amazon, Walmart, Campbell Soup, Stanley Black & Decker





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For more information on this opportunity, please contact



www.clarionpartners.com

www.seefriedproperties.com



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