

WATSON

COMMERCE CENTER FONTANA

349,552 SF

Available For Lease

Near Ontario International Airport



Cross Dock Loading

Legacy BuildingSM 801

13055 S. Valley Boulevard, Fontana, CA 92335

VALUE ADVANTAGE

Cross dock building
100% concrete truck courts
122 trailer storage spaces
Excellent I-10 Freeway frontage
3% skylights
7" thick, 4000 PSI concrete floor slabs
Abundant 2nd story perimeter glass
Potential merchandise processing fee savings with Foreign Trade Zone 202 activation
Part of a 32 acre Master Planned Center

SPECIFICATIONS

BUILDING SIZE: 349,552 SF

OFFICE SIZE: 4,541 SF

LAND SIZE: 773,719 SF

POTENTIAL POWER CAPACITY:
1,200 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: Metal Halide

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 155

MINIMUM CLEARANCE: 32'

TURNING RADIUS: 2 - 185' Truck Courts

DOCK HIGH TRUCK POSITIONS: 78 - 9' x 10'

GROUND LEVEL RAMP: 2 - 12' X 14'



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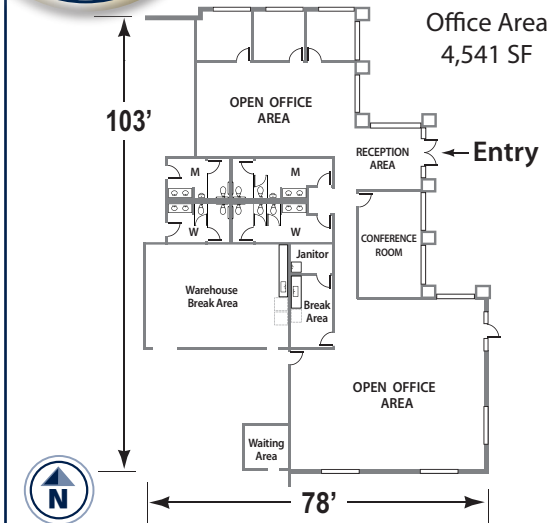
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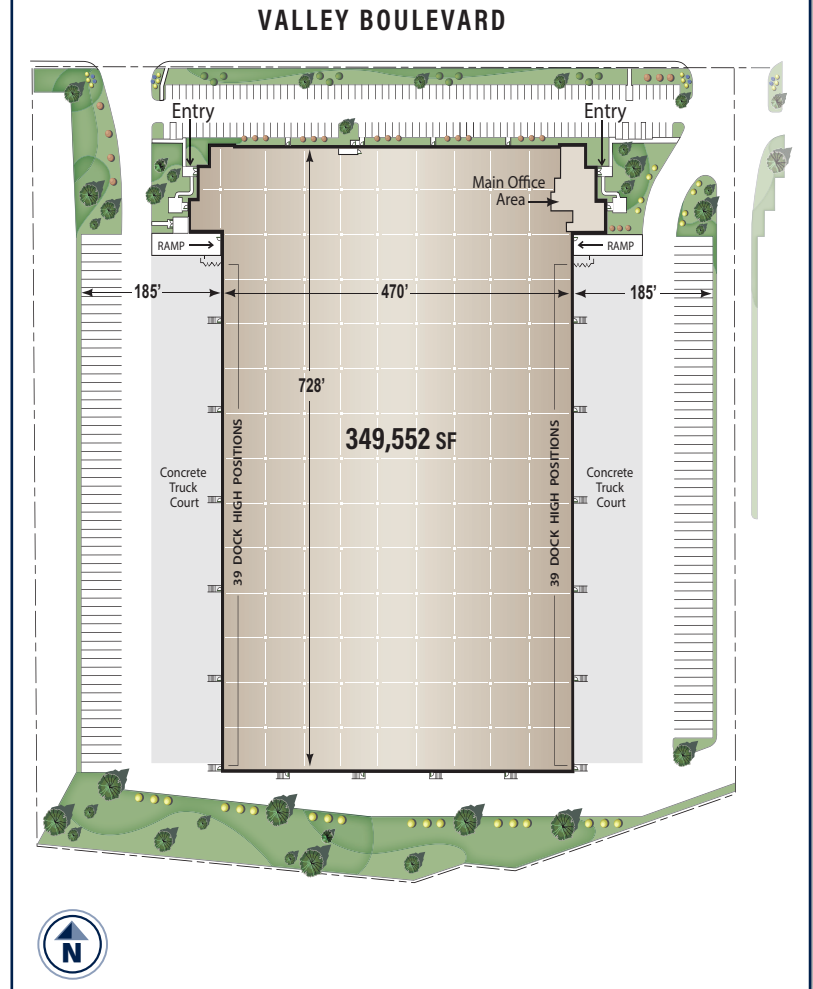
Near Ontario International Airport



OFFICE PLAN



LEGACY BUILDINGSM 801 SITE PLAN



COMMERCIAL REAL ESTATE SERVICES

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