

FONTANA SWIP

15551 Boyle Ave | Fontana, CA



FIRST
INDUSTRIAL
REALTY TRUST



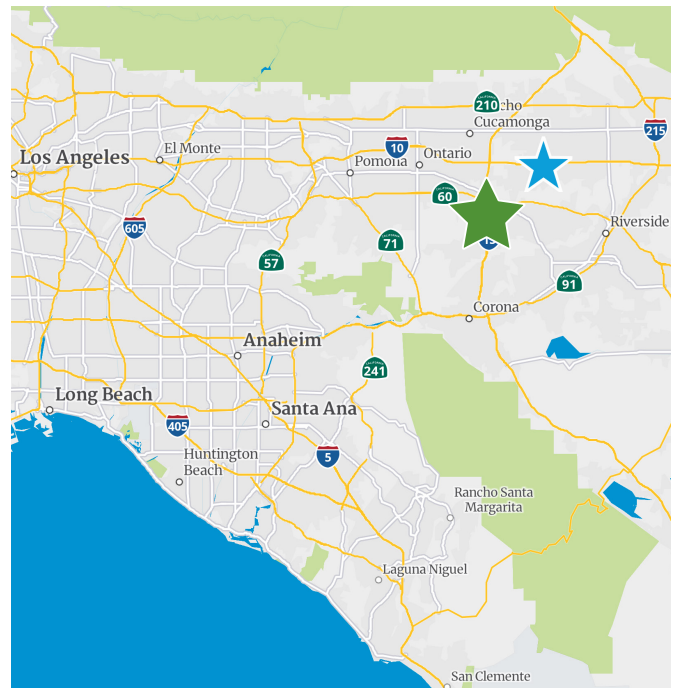
SRS
INDUSTRIAL



83,140 SF Building w/Large Yard | FOR LEASE

PROPERTY SPECIFICATIONS

Building SF:	83,140 SF
Total Land Area:	222,856 SF
Office SF:	2,460 SF 1st Floor 2,021 SF 2nd Floor
Zoning:	SWIP (Freeway Industrial)
Trailer Parking:	52(10'x40') 30(10'x40') 82 Total
Truck Court:	415'
Dock High Doors:	12 (all doors have packages w/ 35,000 LB levelers or EOD)
Ground Level Doors:	1
Clear Height:	32'
Power:	2,000amp Switchgear w/ 4,000amp UGPS

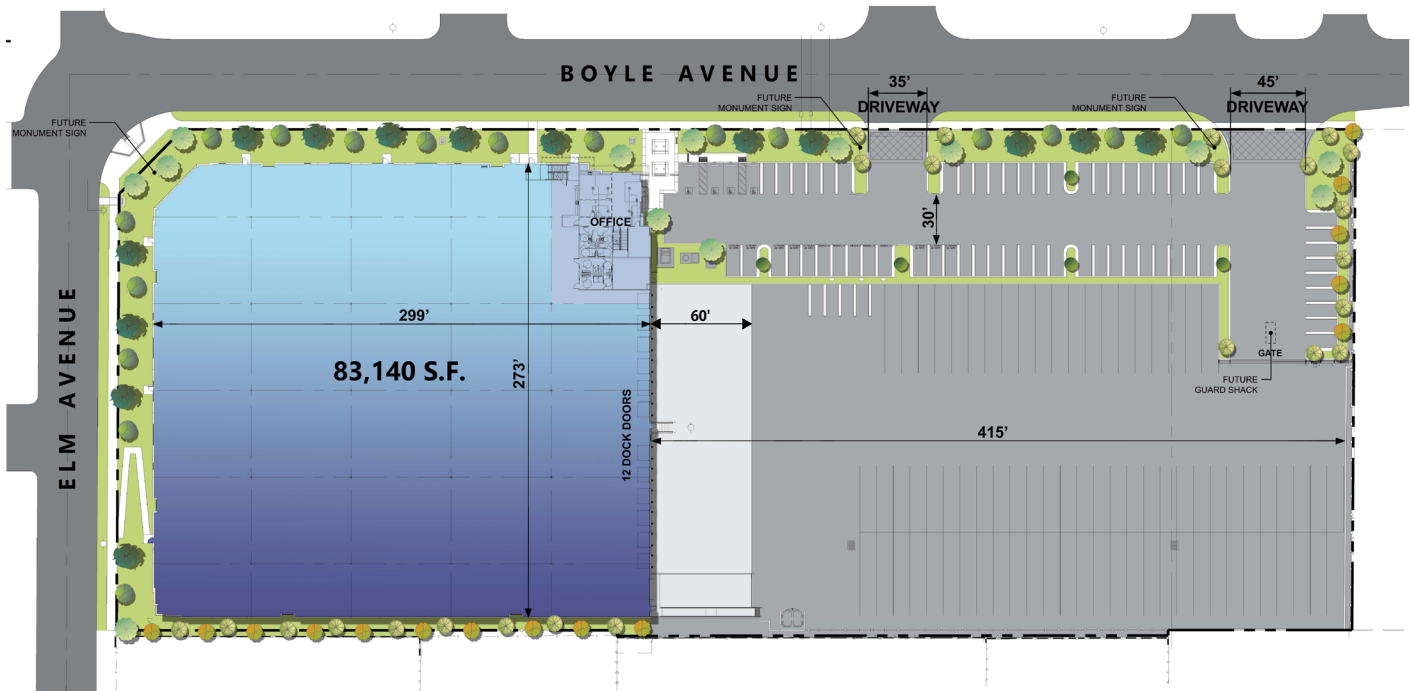


PROPERTY HIGHLIGHTS

- Low-coverage modern distribution facility
- Large truck court/secured yard
- Easy access to highways I-10, I-15, I-60, and I-210
- 8.7 miles from Ontario International Airport
- 4 miles from Fontana Commuter Rail

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BROKER CONTACT

Richard Schwartz

EVP & Sr Managing Principal
714.943.1609
richard.schwartz@srsre.com

Joey Reaume

EVP & Principal
626.825.2173
joey.reaume@srsre.com

Nick Moscicki

Vice President
818.606.1632
nick.moscicki@srsre.com



2100 E Grand Ave, Suite 350

El Segundo, CA 90245

310.414.5400

www.firstindustrial.com

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