

FOR LEASE

±72,260 SF Industrial Space

Colliers



\$15,000 TRAVEL VOUCHER
to Procuring Broker
for Lease Signed
by July 15, 2026



Low NNN Expenses

11440 Pacific Avenue Unit A

Fontana, California

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PROPERTY FEATURES



AVAILABLE SPACE

±72,260 SF
(POL ±132,280 SF)



OFFICE SPACE

±5,500 SF (Two-Story)
±1,500 SF (Shipping)



CLEAR HEIGHT (MIN)

26'



LOADING DOCKS

10 WITH LOAD LEVELERS



DRIVE-IN DOORS

4



HEAVY POWER

1,200 AMPS



FIRE SPRINKLER

0.50 GPM/2,000 SF



**TENANT READY IMPROVEMENTS
JUST COMPLETED**

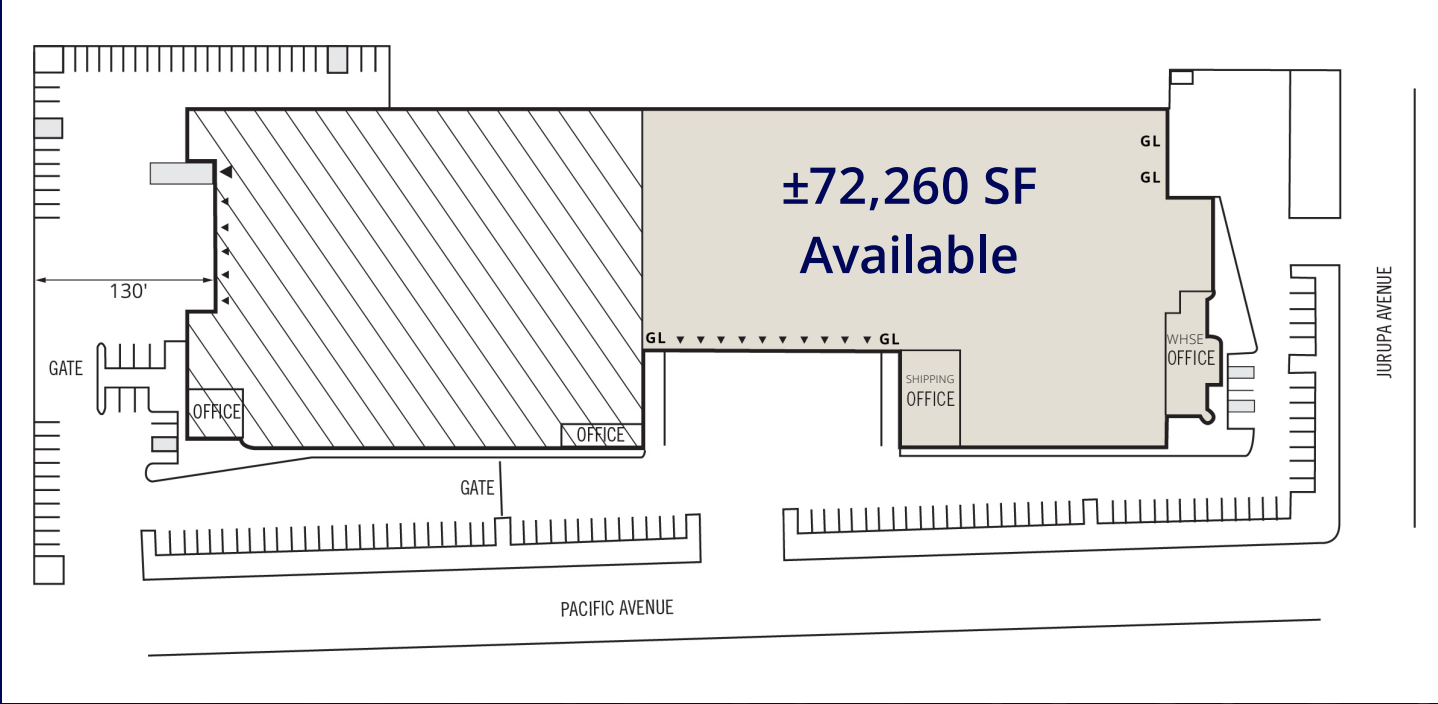


PROPERTY FEATURES

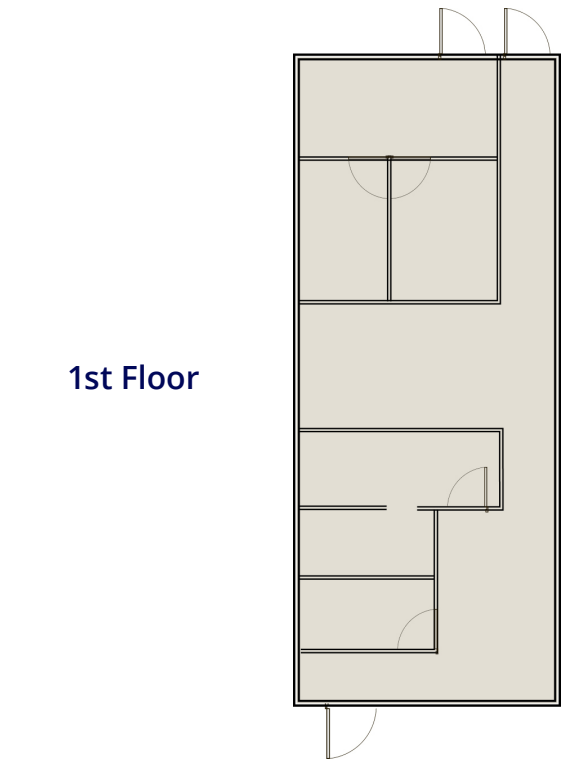
- HEAVY POWER
- Ideal for Manufacturing
- Natural Gas Service
- Fenced Yard
- Warehouse Restrooms
- Close Proximity to I-15, I-10, & 60 Freeways
- Rail Possible (Union Pacific)



SITE PLAN



Shipping Office



Warehouse Office

