

FOR LEASE: ±33,248 SF

Colliers

TWO ADJACENT BUILDINGS -  
LEASE SEPARATELY  
OR TOGETHER



**BROKER OPEN HOUSE**

**TOUR BOTH BUILDINGS**

**WEDNESDAY, JUNE 17**  
**10:00am - 12:00pm**

**First 50 Brokers Receive a**  
**\$50 Giftcard**

**NEW LEASING INCENTIVE**



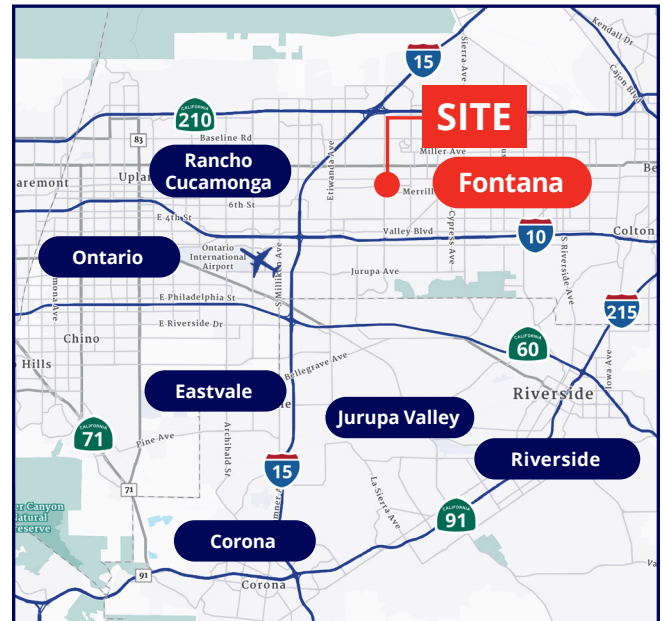
**\$7,500**

**TRAVEL VOUCHER**

**With New Lease Signed**  
**by July 31, 2026**

**8655 BEECH AVENUE & 8606 SULTANA AVENUE | FONTANA, CA**

- Total Size: ±33,248 SF (16,024 SF + 17,224 SF)
- Two Freestanding Buildings on ±1.77 AC
- Drive-Through Capability
- Brand New 2026 Construction
- 19' Minimum Warehouse Clearance
- Six (6) Ground-Level Doors (12' x 14')
- 800 Amps; 277/480 Volts per building
- Fire Sprinkler System: 0.20 GPM/1,500 SF
- Fenced, Lighted, and Paved Yard
- M-2 Zoning - Wide Range of Acceptable Uses
- Centrally Located with Proximity to the I-10, I-15, and I-210 Freeways



**RICK NUNEZ, SIOR**

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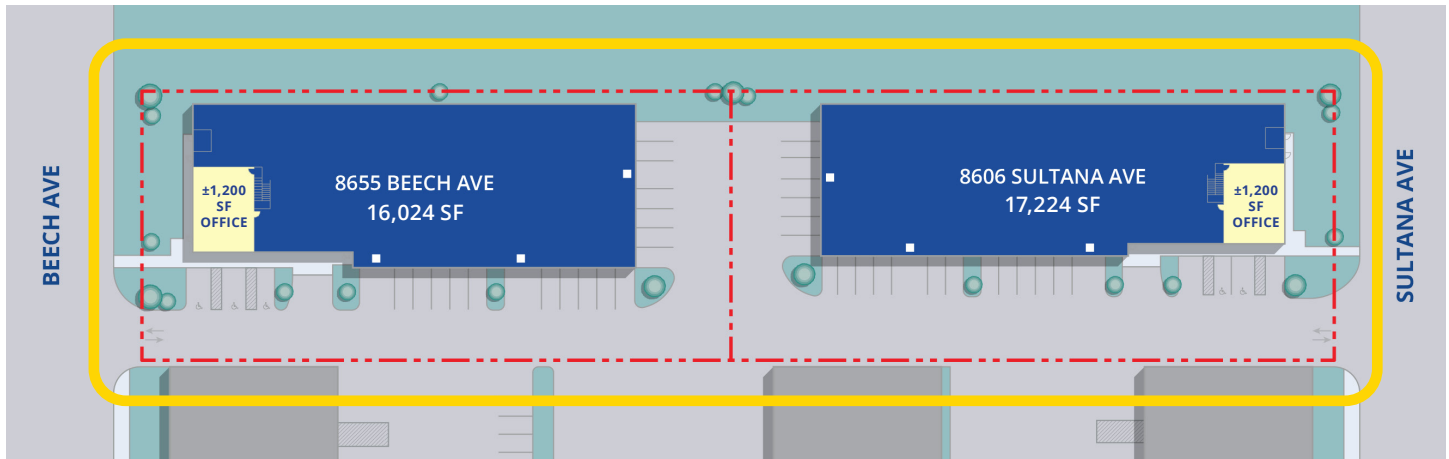
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