

FOR LEASE: ±33,248 SF

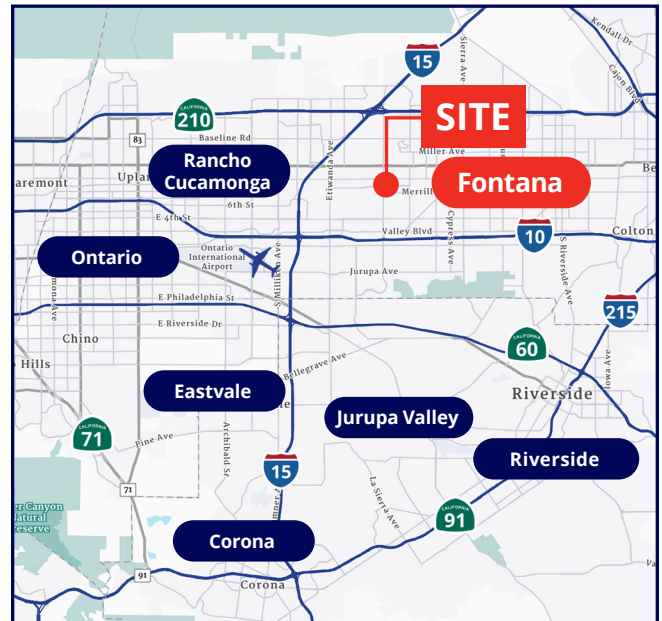
Colliers

**TWO ADJACENT BUILDINGS -
LEASE SEPARATELY
OR TOGETHER**



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
Executive Vice President
+1 909 937 6310
CA Lic. 01235687
rick.nunez@colliers.com

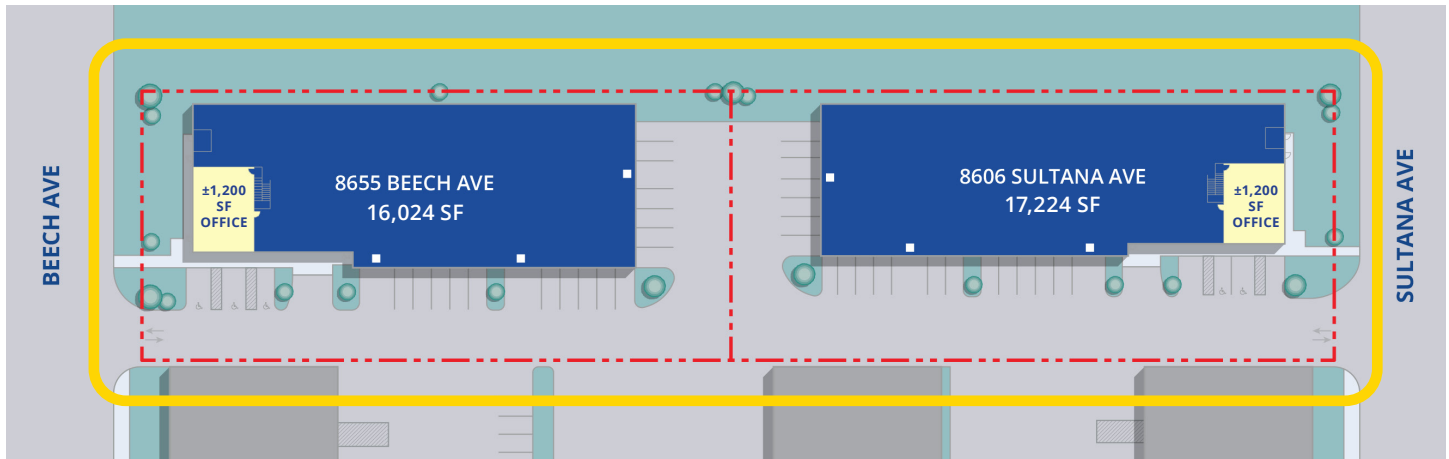
MATEO MOBILIA
Associate
+1 909 937 6372
CA Lic. 02218220
mateo.mobilia@colliers.com

MICHAEL ROMERO
Sr. Client Services Specialist
+1 909 396 4307
CA Lic. 01716426
michael.romero@colliers.com

FOR LEASE: ±33,248 SF

Colliers

TWO ADJACENT BUILDINGS - LEASE SEPARATELY OR TOGETHER



RICK NUNEZ, SIOR
Executive Vice President
+1 909 937 6310
CA Lic. 01235687
rick.nunez@colliers.com

MATEO MOBILIA
Associate
+1 909 937 6372
CA Lic. 02218220
mateo.mobilia@colliers.com

MICHAEL ROMERO
Sr. Client Services Specialist
+1 909 396 4307
CA Lic. 01716426
michael.romero@colliers.com