



# 11875 CABERNET DR FONTANA, CA

PROPERTY OVERVIEW

WEST INLAND EMPIRE



±198,900 SF | INDUSTRIAL BUILDING

NEWMARK

4.6 MILES

2.6 MILES

2.9 MILES

5.0 MILES

AIRPORT DR.

VALLEY BLVD.

SLOVER AVE.

MILLIKEN AVE.

2.6 MILES

ETIVANDA AVE.

MULBERRY AVE.

JURUPA AVE.

CHERRY AVE.

MARLAY AVE.

PHILADELPHIA ST.

11875 CABERNET DR

3.9 MILES

60

15

# 11875 CABERNET DR

FONTANA, CA

±198,900 SF

INDUSTRIAL BUILDING

Part of the  
Vintage Park East  
Business Park

10 Buildings | 2.6 MM SF



**VINTAGE**  
PARK EAST FONTANA, CA

# PROPERTY OVERVIEW

## Considerations & Features

Up to 509,000 SF Possible  
(11754 Cabernet)

New Roof  
+ White Scrim Foil

LED Warehousing Lighting  
W/ Motion Sensors

AVAILABLE NOW

**±198,900 SF**

INDUSTRIAL BUILDING

**±10,120 SF**

OFFICE SPACE

**ESFR**

SPRINKLER SYSTEM

**50 Spaces**

TRAILER PARKING

**30'**

CLEARANCE HEIGHT

**38**

DOCK HIGH DOORS  
(38 Mechanical Pit Levelers)

**1**

GROUND LEVEL DOORS

**Single Sided**

LOADING

**1,600 Amps**

POWER

**48' x 60'**

COLUMN SPACING

**\$0.15 PSF/MO (est)**

OPERATING EXPENSES

**10.67 Acres**

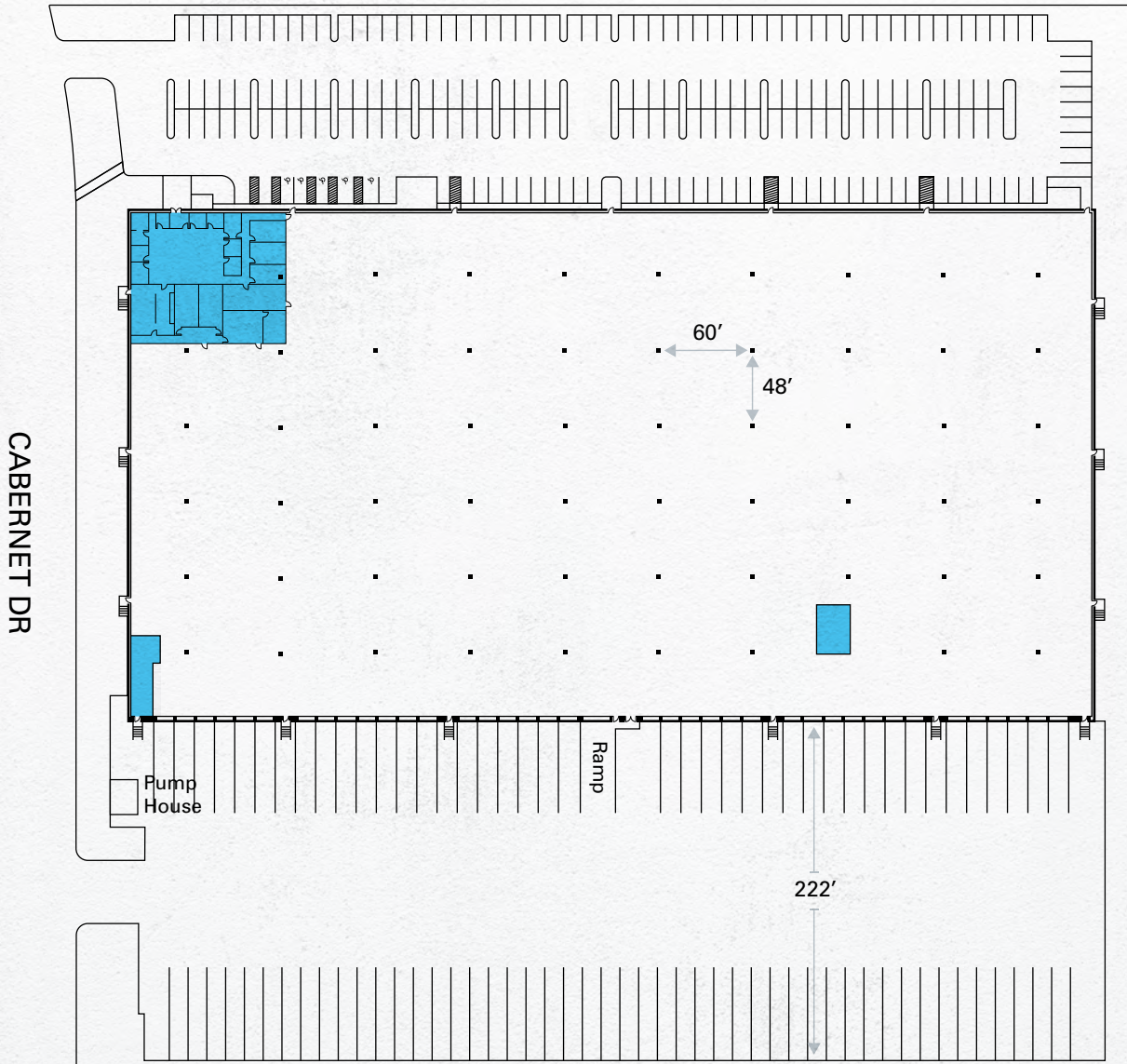
LAND SIZE



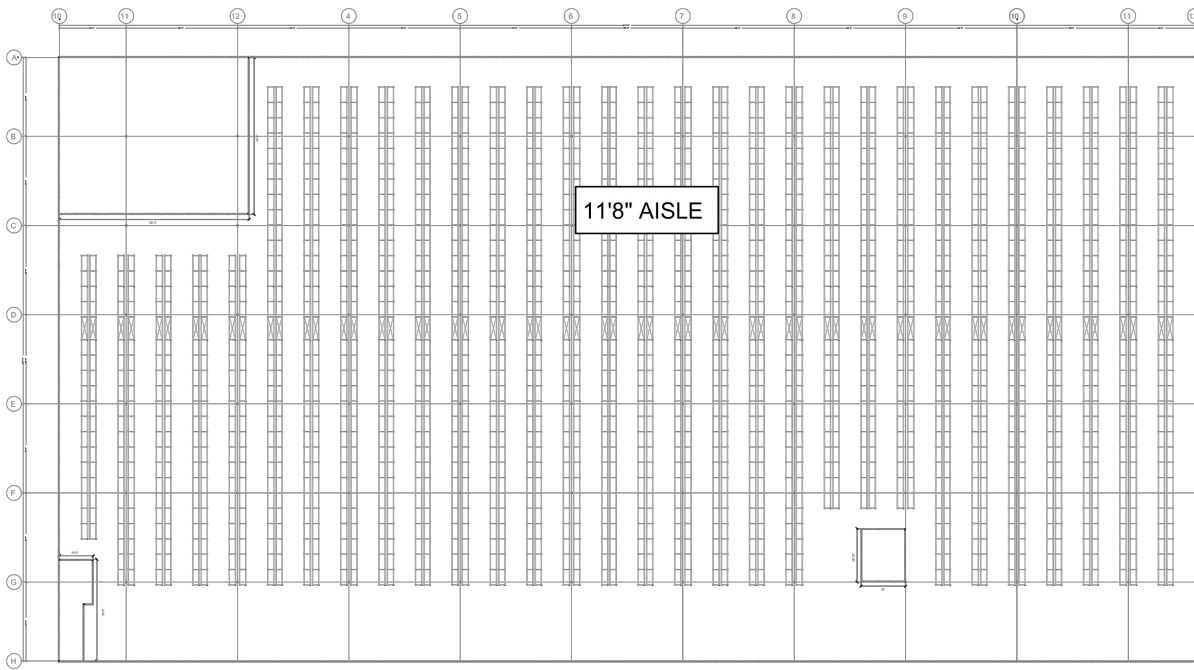


**11875**  
**CABERNET DR**  
FONTANA, CA

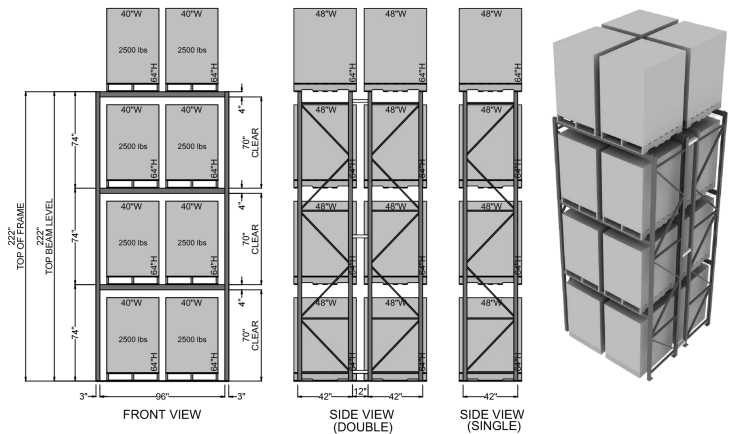
## SITE PLAN



■ Existing Office Space



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**11'8" Aisle: 14,072 Pallet Positions, 64" Pallets**

**RAYMOND WEST**  
 INTRALOGISTICS SOLUTIONS


**FOR MORE INFORMATION, CONTACT:**  
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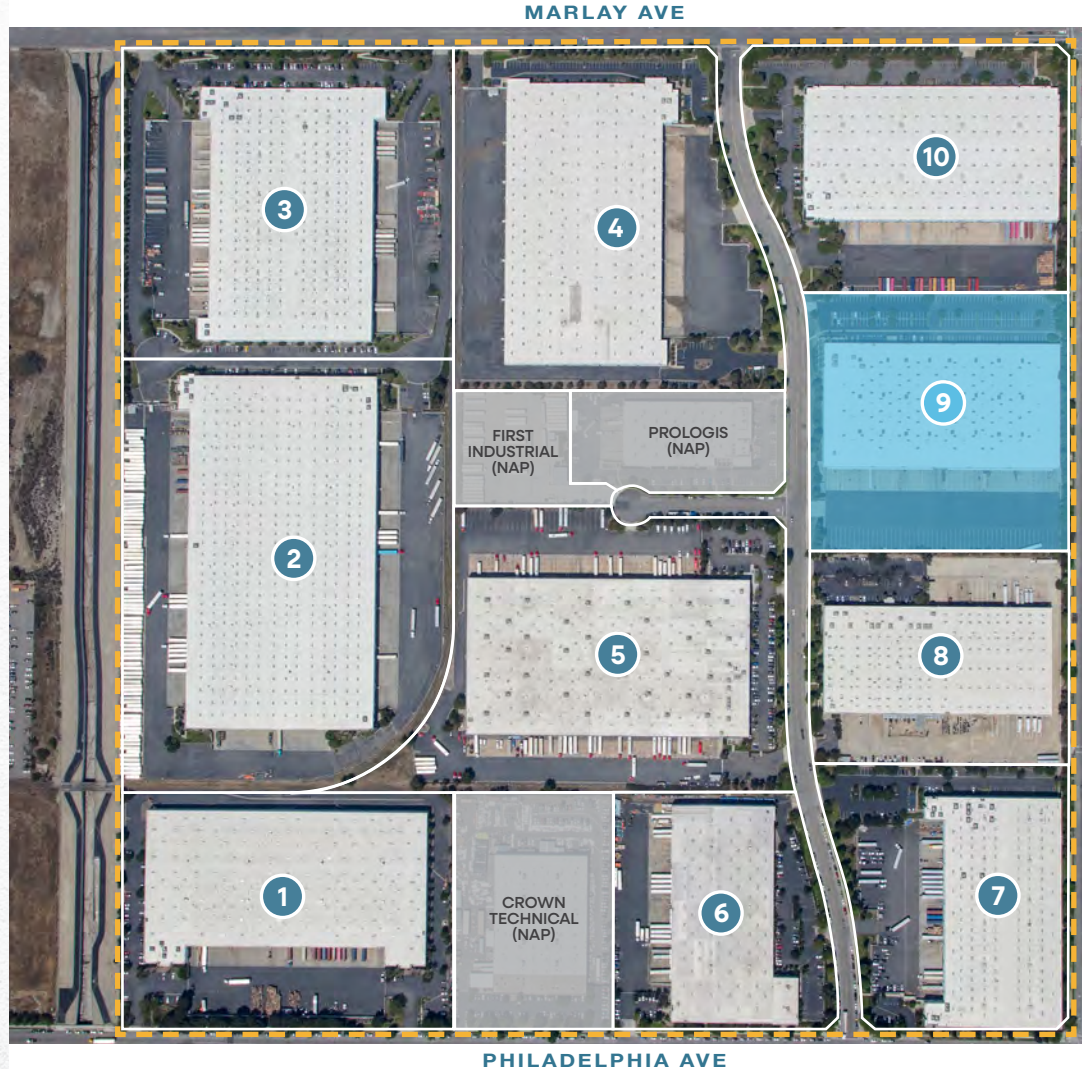
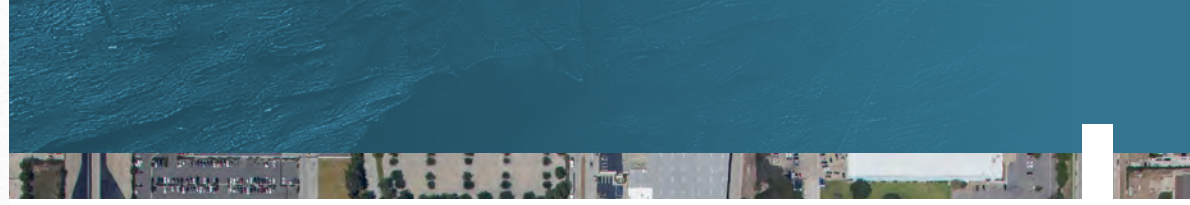
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# VINTAGE PARK EAST SITE PLAN

A single-owner industrial campus delivering consistent management, streamlined decisions, and 2.6 million square feet of high-quality space.

BLDG	Address	City	Bldg Size (±SF)
1	13366 Philadelphia Ave	Fontana	266,950
2	13367 Marlay Ave	Fontana	456,370
3	13397 Marlay Ave	Fontana	293,363
4	11754 Cabernet Dr	Fontana	310,100
5	11900 Cabernet Dr	Fontana	303,120
6	12060 Cabernet Dr	Fontana	154,760
7	12005 Cabernet Dr	Fontana	182,970
8	11899 Cabernet Dr	Fontana	165,300
9	11875 Cabernet Dr	Fontana	198,900
10	11751 Cabernet Dr	Fontana	231,600

 **Vintage Park East | Property Bounds**  
10 Buildings | 2.6 MM SF



# LOCAL TENANTS



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FONTANA, CA



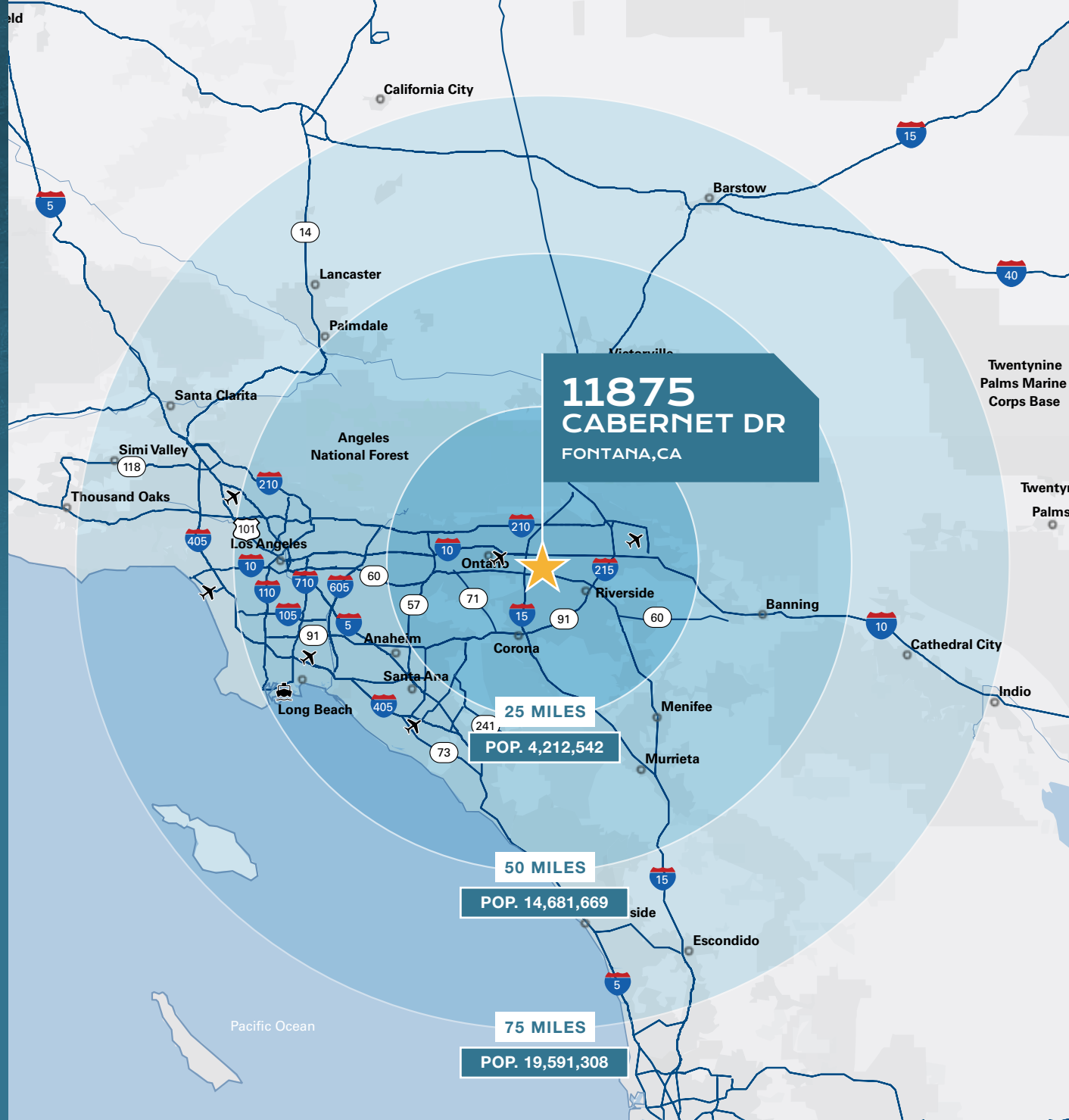
# REGIONAL PROXIMITY

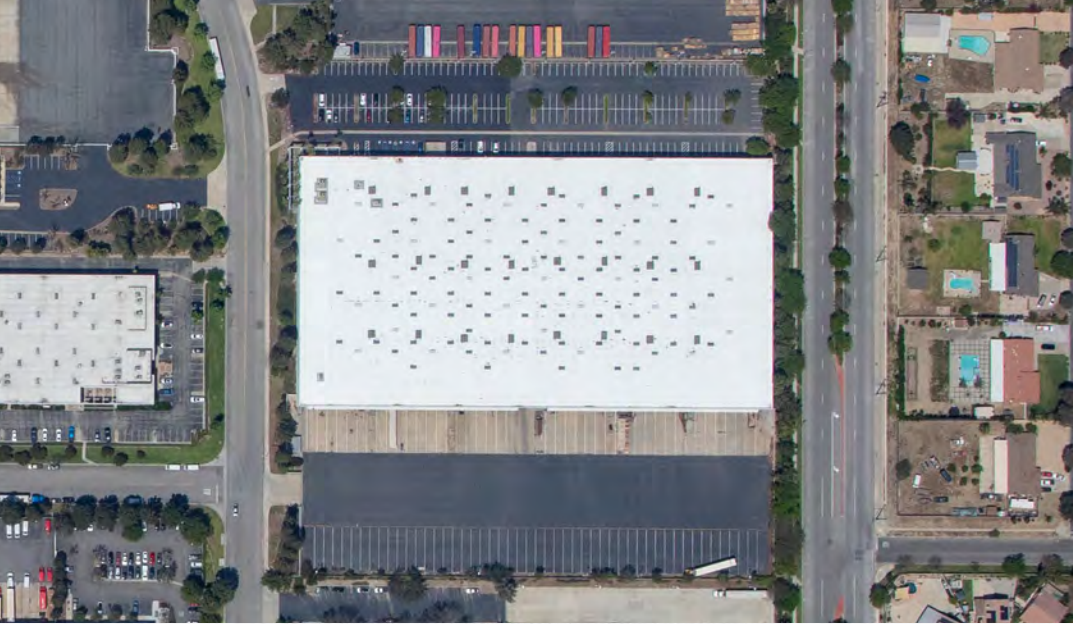
**5.6 Miles**  
TO ONTARIO INTERNATIONAL AIRPORT

**62.4 Miles**  
TO PORTS OF LONG BEACH & LA

**62.6 Miles**  
TO LAX

**109 Miles**  
TO SAN DIEGO







Ontario  
International  
Airport



**VINTAGE**  
PARK EAST FONTANA, CA





# 11875 CABERNET DR FONTANA, CA

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