



# 11754 CABERNET DR FONTANA, CA



±310,100 SF | INDUSTRIAL BUILDING

NEWMARK

PROPERTY OVERVIEW

WEST INLAND EMPIRE



# 11754 CABERNET DR

FONTANA, CA

±310,100 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  
(11875 Cabernet)

Rail Possible

**±310,100 SF**

INDUSTRIAL BUILDING

**3,785 SF**

OFFICE SPACE

**ESFR**

SPRINKLER SYSTEM

**41 Spaces**

TRAILER PARKING

**30'**

CLEARANCE HEIGHT

**80**

DOCK HIGH DOORS  
(14 Mechanical Pit Levelers  
+ 41 Edge of Dock Levelers)

**2**

GROUND LEVEL DOORS

**Cross Dock**

LOADING

**4,000 Amps**

POWER

**50' x 52'**

COLUMN SPACING

**\$0.16 PSF/MO (est)**

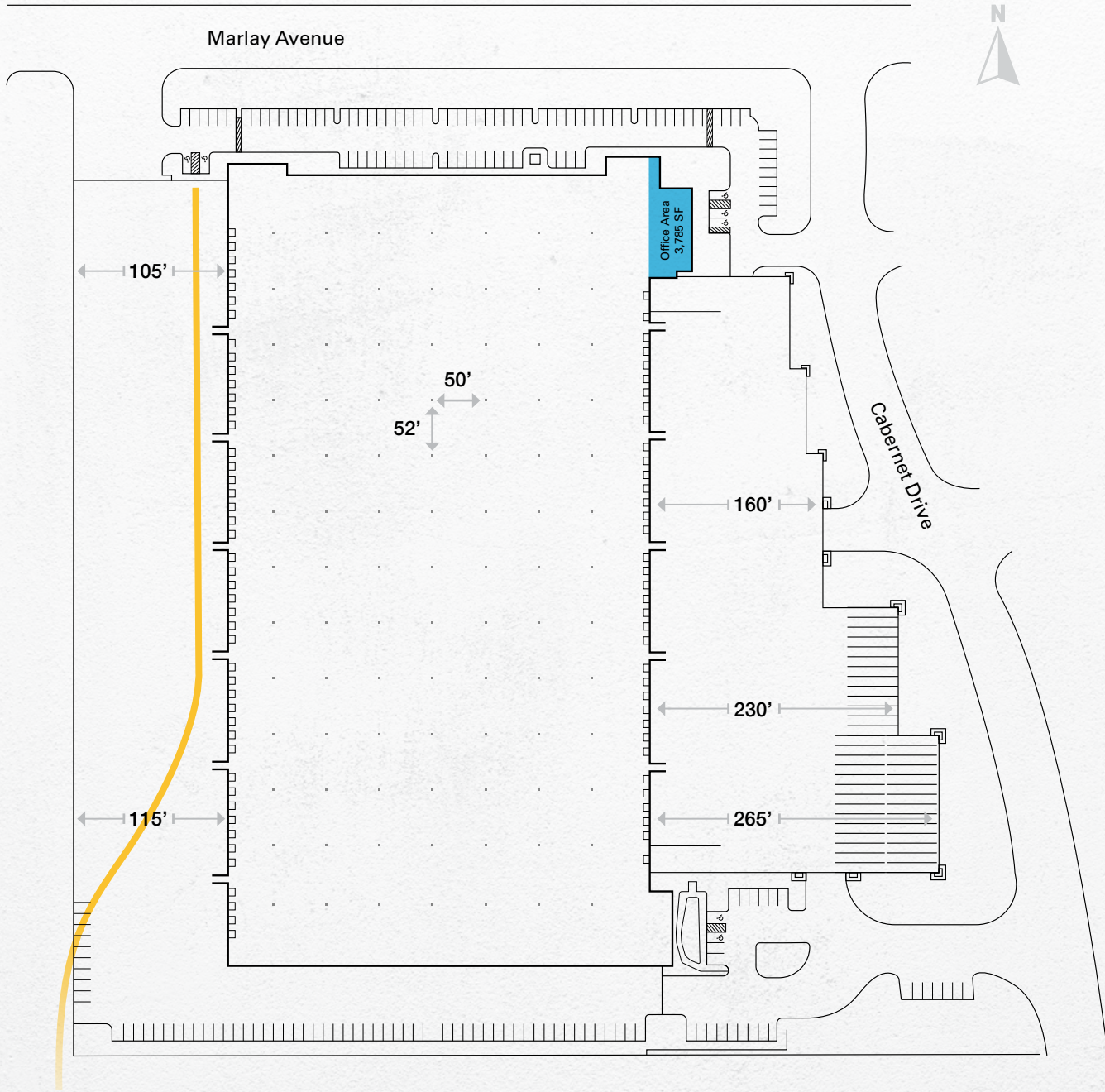
OPERATING EXPENSES

**15.8 Acres**

LAND SIZE



**AVAILABLE NOW**

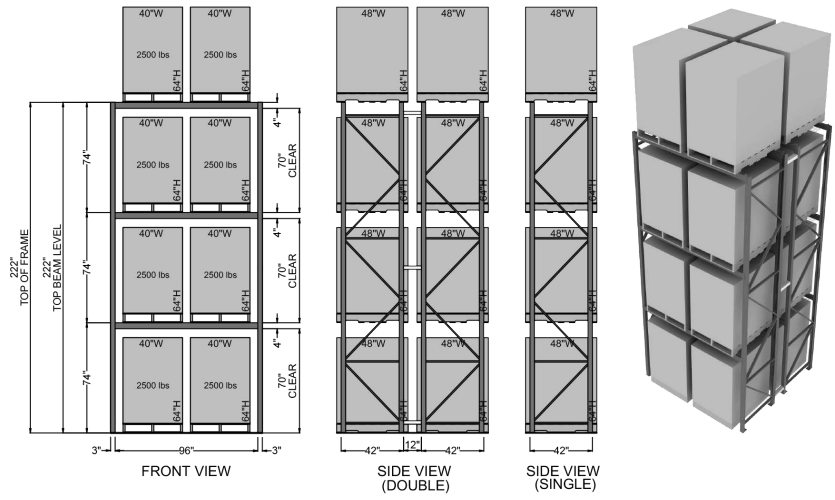


**11754  
CABERNET DR**  
FONTANA, CA

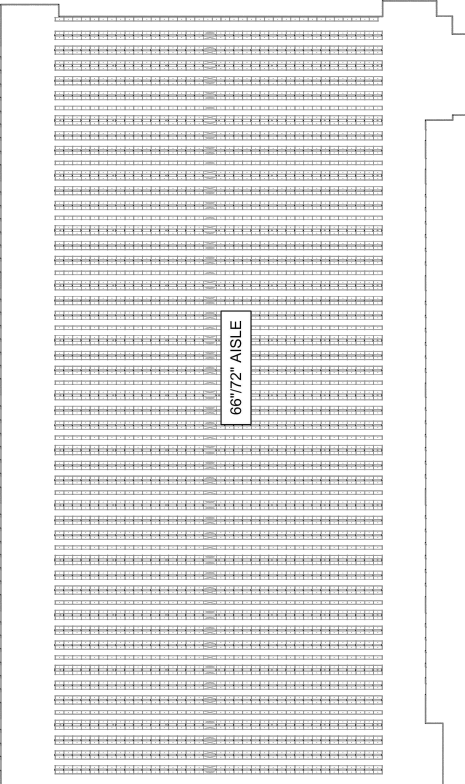
## SITE PLAN

- Future Rail spur
- Existing Office Space

**64" PALLET DESIGN**



**6' Aisle: 28,520 Pallet Positions**  
**10'6" Aisle: 20,288 Pallet Positions**



**RACKING PLAN**


**RAYMOND WEST**  
 INTRALOGISTICS SOLUTIONS  
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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





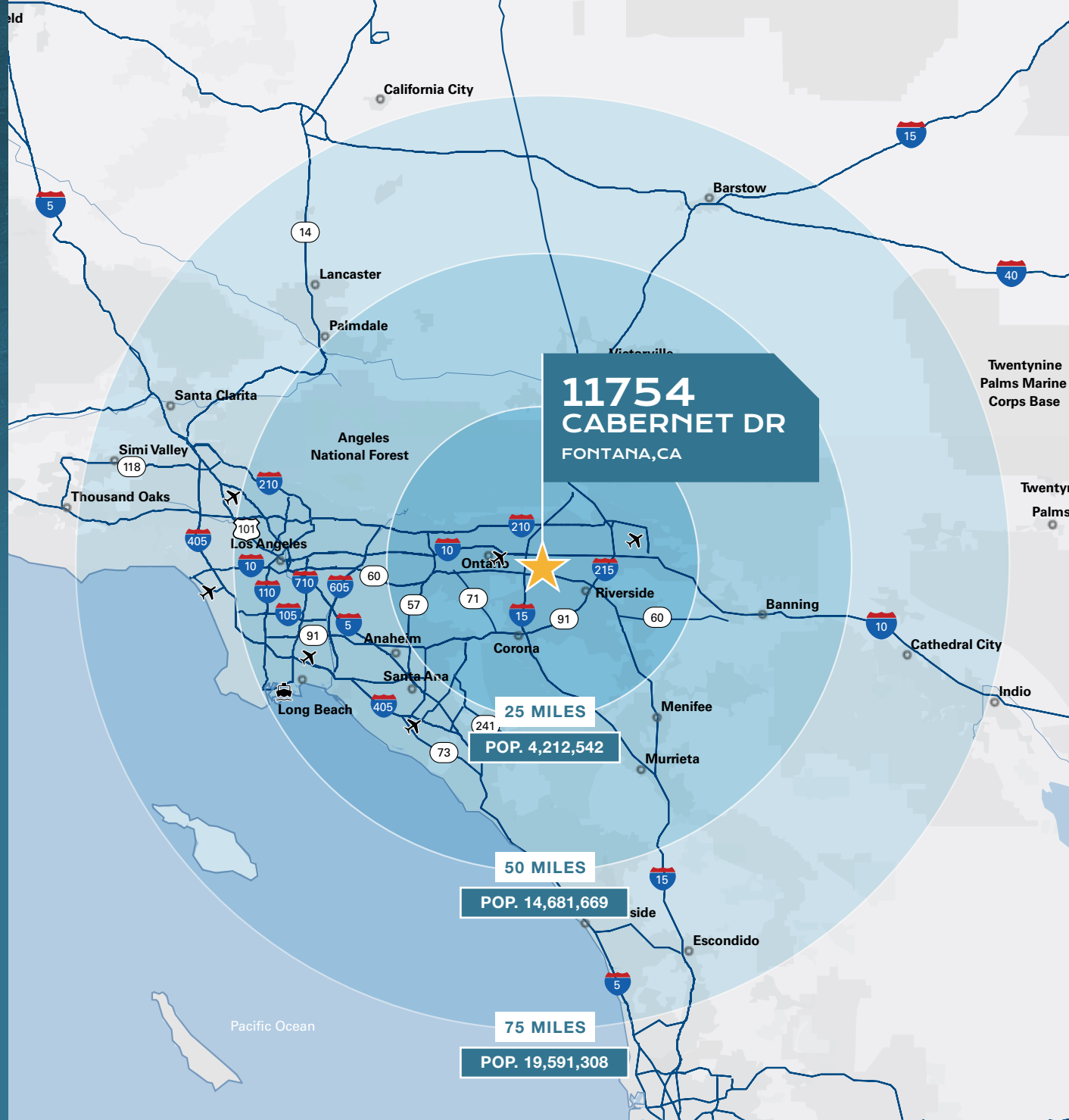
# REGIONAL PROXIMITY

 **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





**ONT** >>>  
Ontario  
International  
Airport



**VINTAGE**  
PARK EAST FONTANA, CA





# 11754 CABERNET DR FONTANA, CA

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**NEWMARK**

PROPERTY OVERVIEW

WEST INLAND EMPIRE