

FOR LEASE: ±33,248 SF

Colliers



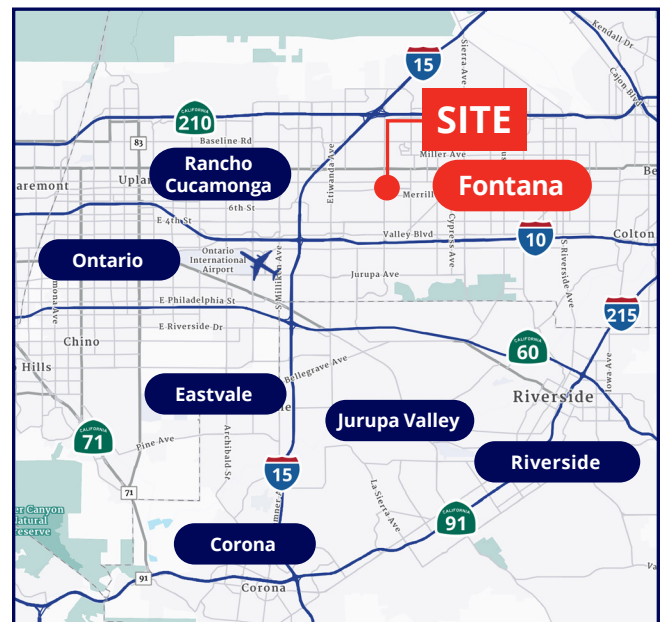
NEW LEASING INCENTIVE



**\$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



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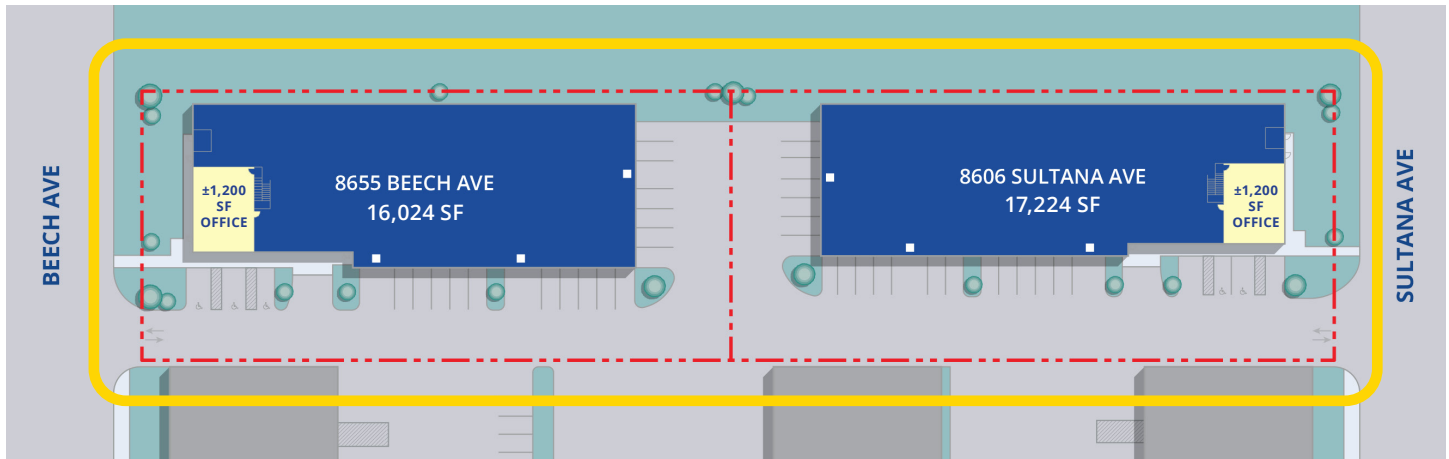
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**TWO ADJACENT BUILDINGS - LEASE SEPARATELY OR TOGETHER**



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