



NOW VACANT



237,636 SF AVAILABLE FOR LEASE

10156 LIVE OAK AVENUE | FONTANA, CA 92335
PREMIER WAREHOUSE DISTRIBUTION FACILITY



**Rexford
Industrial**

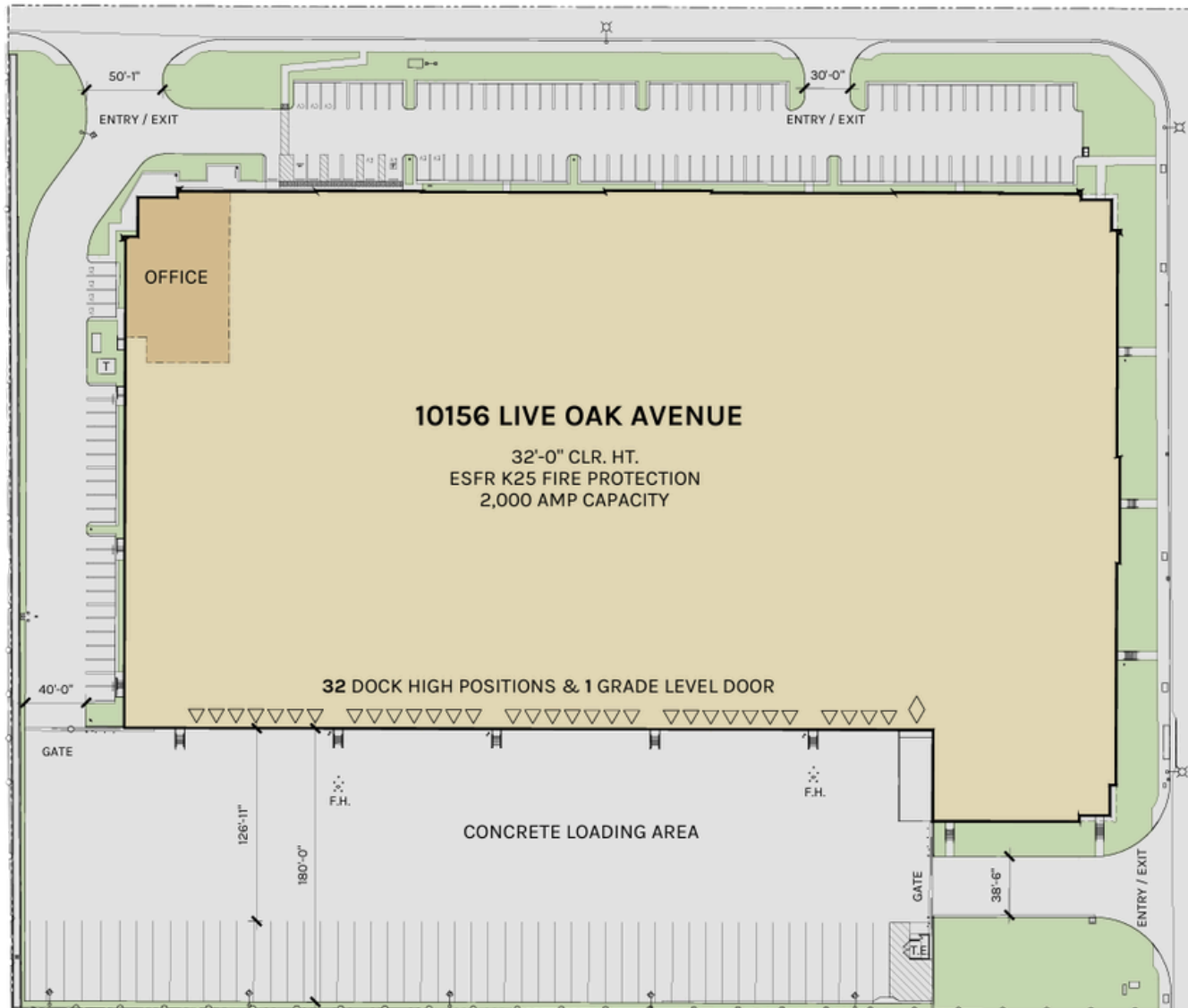
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Property Highlights

- 237,636 SF Building
- 6,766 SF of Office Space
- 32' Clear Height
- 32 (9' x 10') Dock High Doors
- 1 (12' x 14') Ground Level Door
- 3% Skylights
- 2,000 Amp UGPS with 800 Amp House Panel
- ESFR Fire Sprinkler System (K-25, 40 psi)
- 4-ply Built-Up Roof
- Scrim Foil Insulation
- Secured, Full-Concrete Truck Court (180') & Drive Aisles
- 51 Trailer Storage Stalls
- 128 Auto Parking Stalls



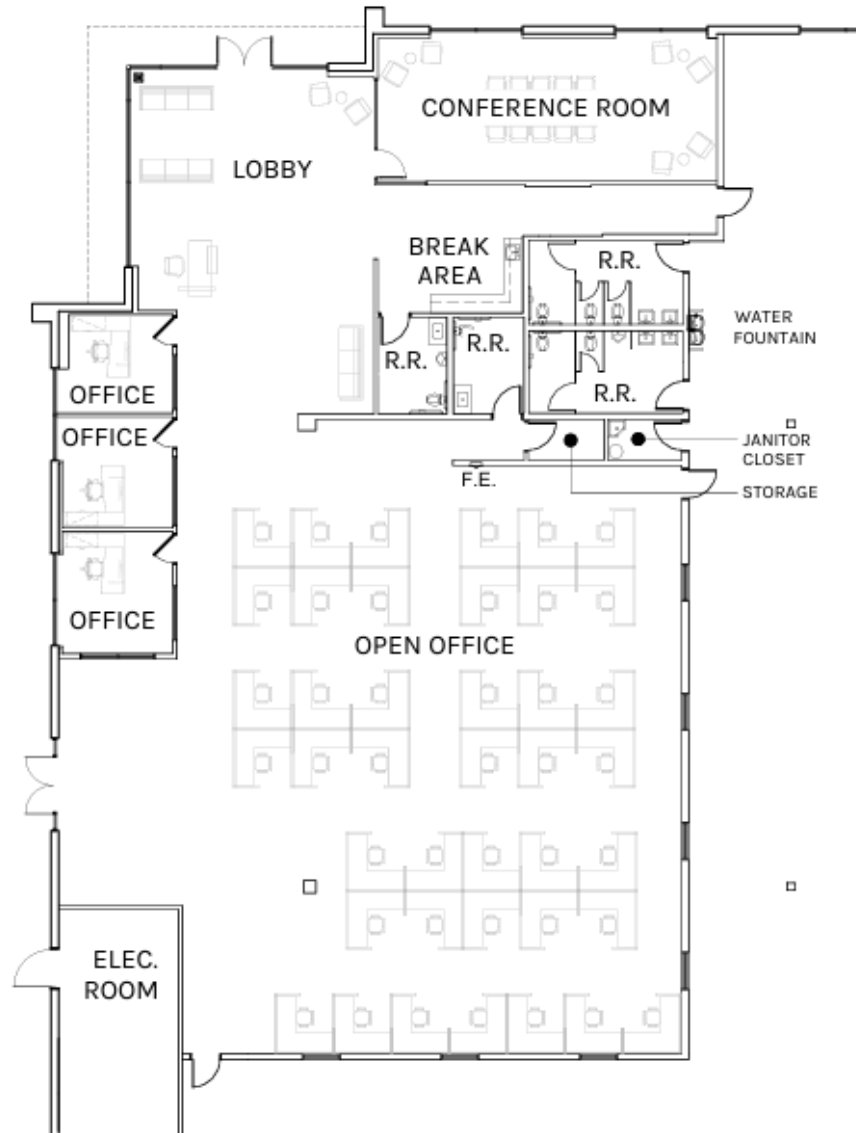


WAREHOUSE
230,870 SF

OFFICE
6,766 SF

TOTAL
237,636 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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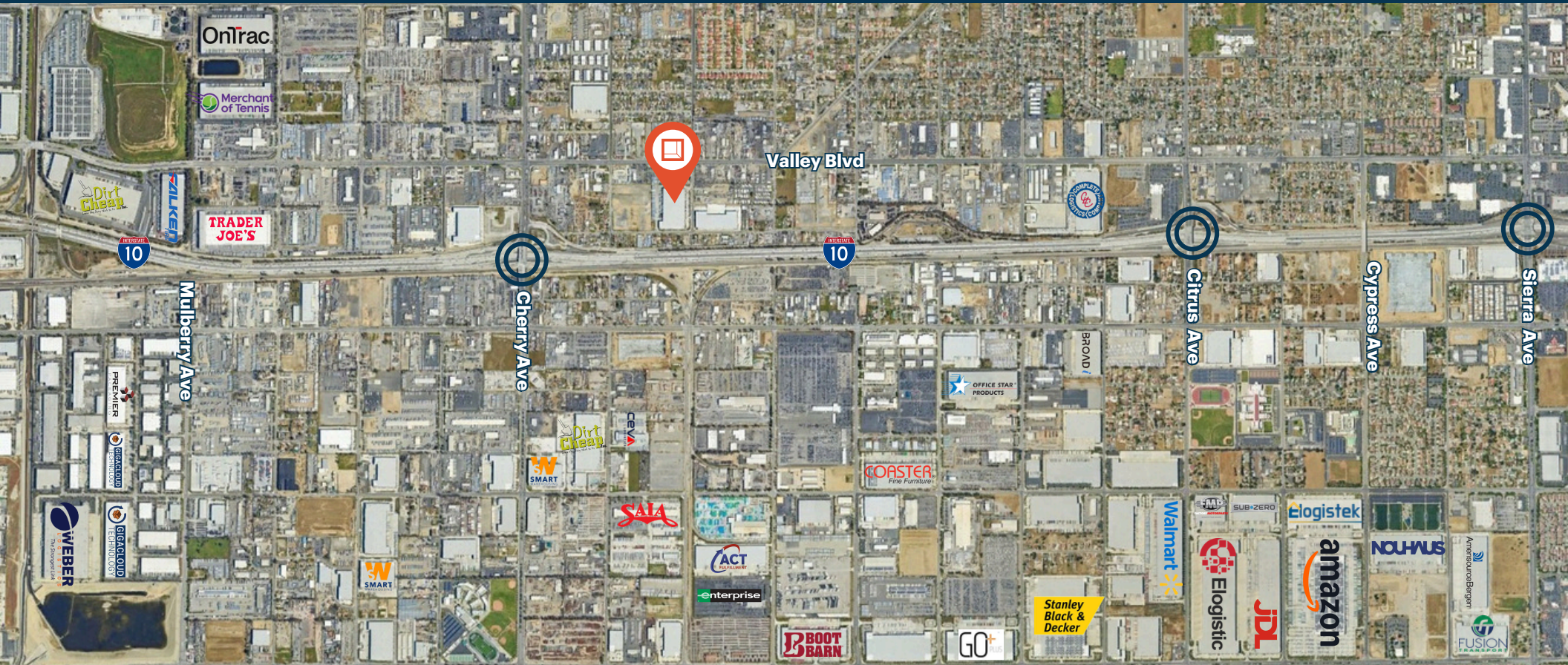
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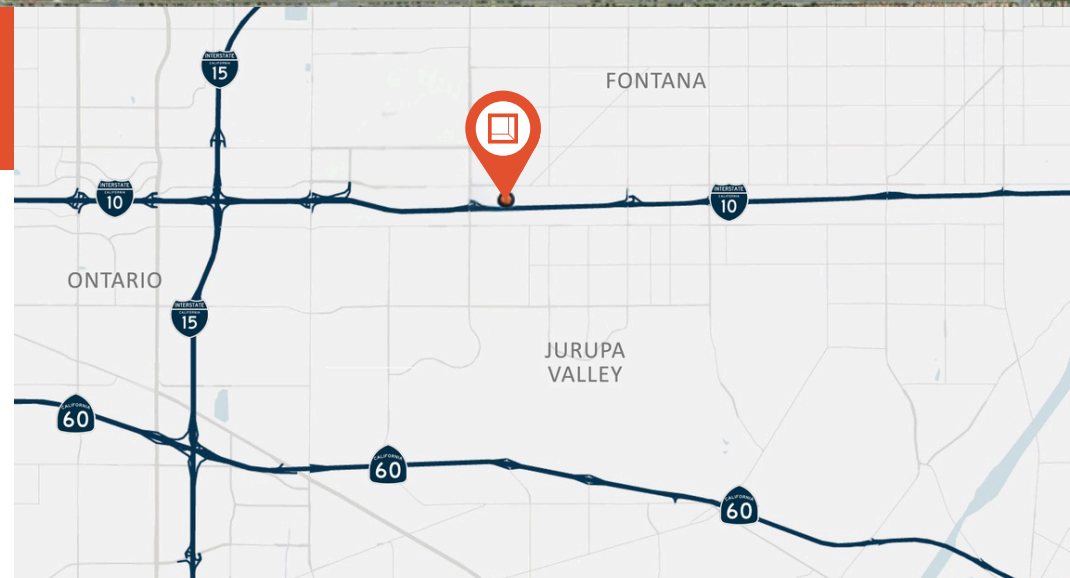
Location

10156 Live Oak Avenue
Fontana, CA



Location Highlights

- **I-10 Freeway Exposure**
- **Immediate Access to Cherry Ave Off Ramp**
- **Inland Empire West Location**
- **Industrial Business Park Environment**
- **0.9 miles to I-10 Freeway**
- **4.2 miles to I-15 Freeway**
- **6.4 miles to Ontario Int'l Airport**





**Rexford
Industrial**

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