

 **17300**
SLOVER AVE
Fontana, CA



Premium Logistics Hub
±317,332 SF | Available for lease



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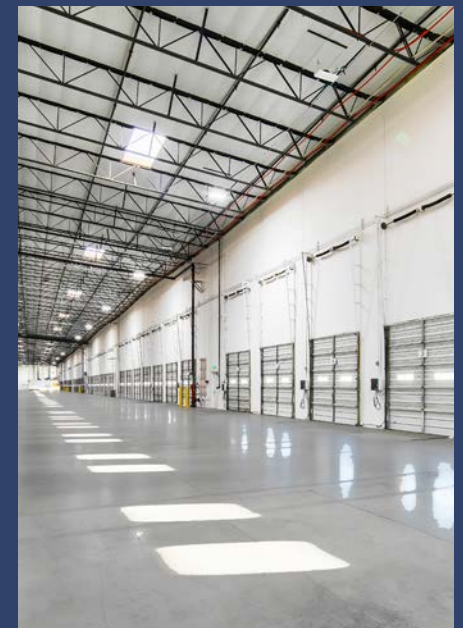
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Premium Distribution

This ±317,332 SF industrial facility offers exceptional functionality with 30' clear heights, ESFR fire protection, and 39 dock-high doors. Situated on a 12.84-acre site with fully secured truck court, the property provides ±36 trailer parking positions and ±140 auto parking spaces, optimizing operational efficiency for distribution and logistics tenants.

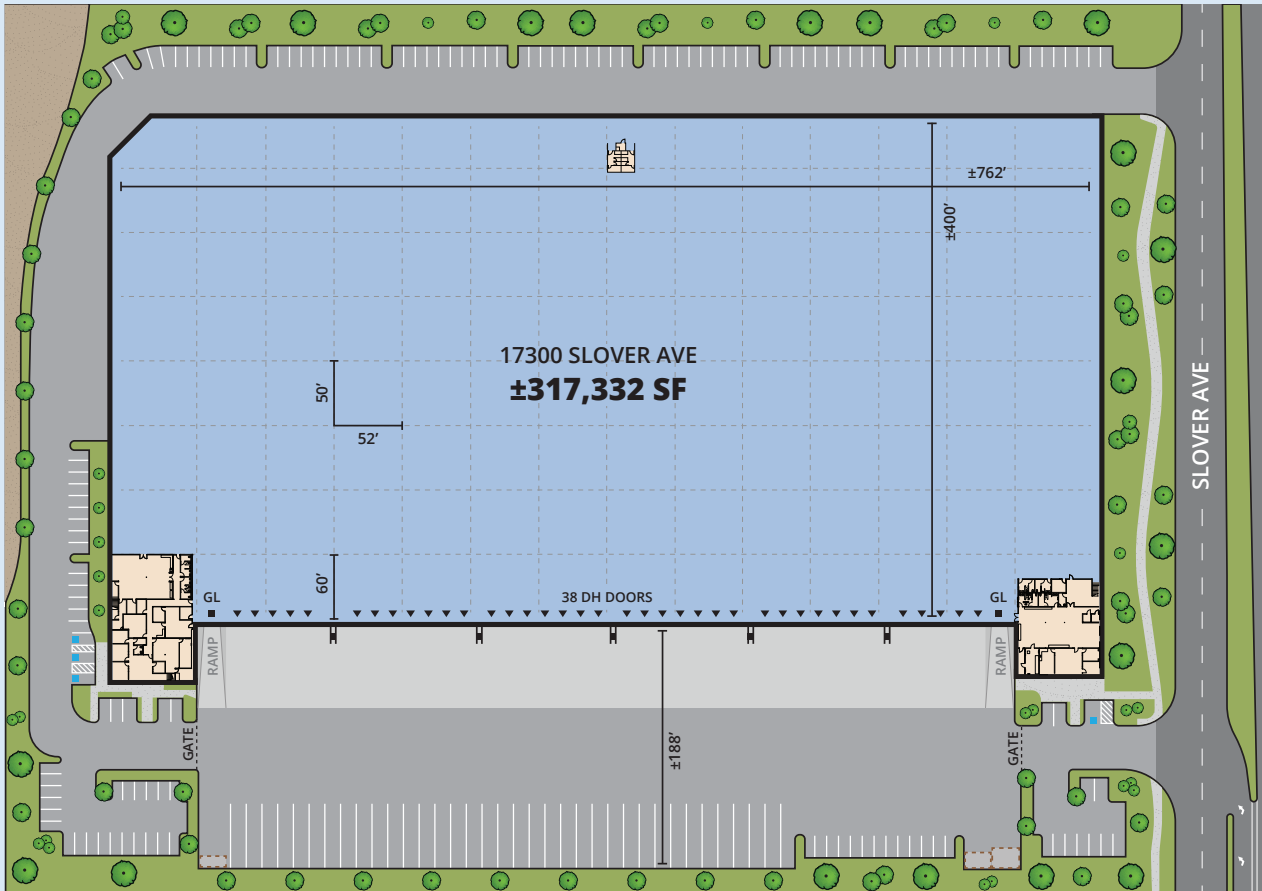



- **±317,332 SF** Available for Lease
- **12.84 Acre** Site
- **±11,233 SF** of Office Space
- **±6,859 SF** of Mezz Space
- **30' Minimum** Clear Height
- **188'** Fully Secured Truck Court
- **50' x 52'** Typical Bay Spacing
- **ESFR** Fire Sprinkler System
- **600 Amps** Power (Upgradeable to 3,000 Amps)
**Tenant to verify*
- **39** Dock High Doors
- **2** Grade Level Doors
- **±36** Trailer Parking Stalls
- **±140** Auto Parking Stalls
- **LED** Warehouse Lighting
- **Fenced & Secured** Yard Area
- **Front Load** Building Configuration
- Immediate Access to **I-10 Freeway**
- Adjacent to **Union Pacific Intermodal Yard**



Strategic Layout

±317,332 SF Available for Lease
 ±11,233 SF of Office Space
 ±6,859 SF of Mezz Space



 * Parking spaces are approximate and to be verified.



30' Minimum
Clear Height



188' Fully
Secured Truck Court



ESFR Fire
Sprinkler System



600 Amps Power
(Upgradeable to 3,000 Amps)
**Tenant to verify*



39 Dock
High Doors



2 Grade
Level Doors



±36 Trailer
Parking Stalls



±140 Auto
Parking Stalls



Logistics Advantage

Strategically positioned with immediate access to the I-10 Freeway and adjacent to the Union Pacific Intermodal Yard. The property sits just 9.6 miles from Ontario International Airport and approximately 66 miles from the Ports of Los Angeles and Long Beach, offering tenants exceptional regional distribution advantages.

Key Drive Times

1 mile to UPSP Intermodal Yard – Colton

9.7 miles to BNSF Intermodal Yard - San Bernardino

9.6 miles to Ontario International Airport

13.8 miles to San Bernardino International Airport

65.9 miles to Ports of Los Angeles and Long Beach

66.3 miles to Los Angeles International Airport



Corporate Neighbors

Position your business in the heart of the Inland Empire's thriving industrial market. This Fontana location provides access to Southern California's massive consumer base and places your operation alongside leading logistics, e-commerce, and manufacturing companies in one of the nation's premier distribution corridors.



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