

**24' CLEAR HEIGHT**  
**±4,008 SF OFFICE**  
**4 DOCK HIGH DOORS**  
**2 GROUND LEVEL DOORS**



**±49,530 SF AVAILABLE FOR SALE OR LEASE**

**10660 MULBERRY AVENUE | FONTANA, CA 92337**

**PREMIER SINGLE-TENANT BUILDING**



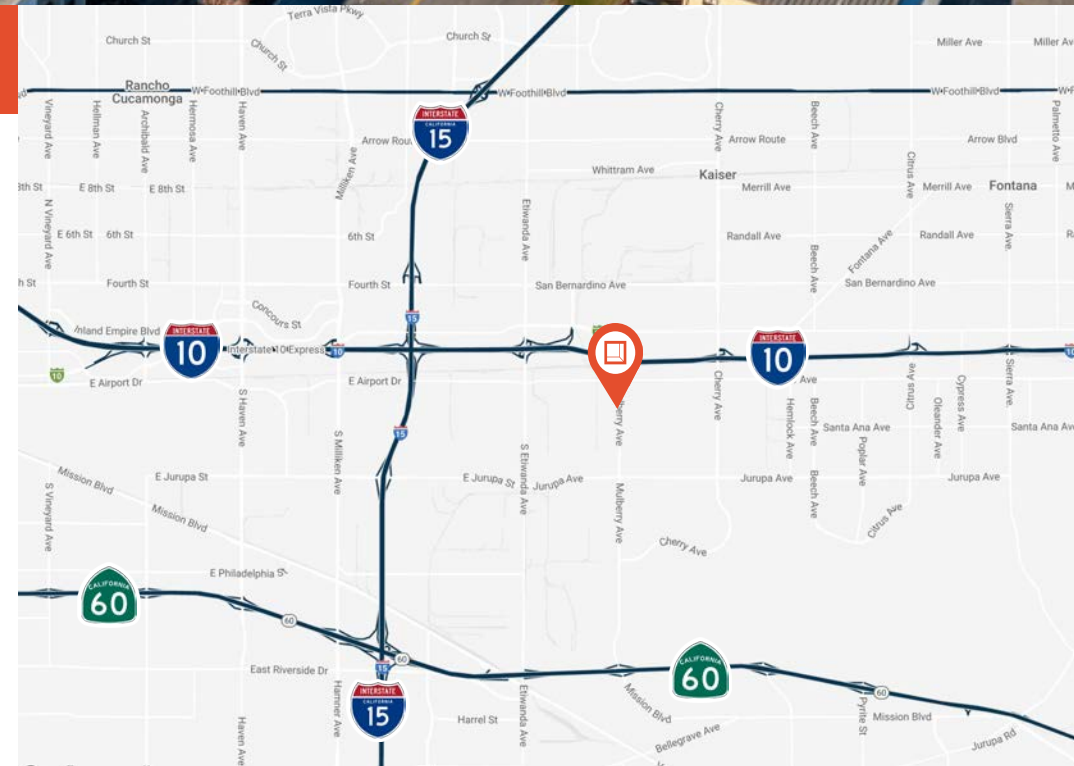
# FOR SALE OR LEASE

# 10660 MULBERRY AVE.



## PROPERTY HIGHLIGHTS

- ±49,530 INDUSTRIAL BUILDING AVAILABLE
- ±1,844 SF OFFICE SPACE
- ±2,164 SF MEZZANINE OFFICE
- 24' CLEAR HEIGHT
- 4 DOCK HIGH DOORS
- 2 GROUND LEVEL DOORS
- T5 LIGHTING
- 400 AMPS, 480 VOLTS, 3 PHASE
- UNDERGROUND PULL SECTION OF 1600 AMPS
- 0.50/2,000 SF FIRE SPRINKLER SYSTEM
- CLOSE PROXIMITY TO THE I-10, I-15 AND CA-60 FREEWAYS





Care for Precious Life

Valley Blvd

Valley Blvd

Keefe Group



ON/OFF RAMPS

JD Logistics

TRADER JOE'S

PATRICK

niagara

Rexford Industrial

Slover Ave

Slover Ave

ArcBest

ESTES

ceVA LOGISTICS

TREPCO  
NRI  
SCREEN



Mulberry Ave

PDI

SMART WAREHOUSING

D6

SAIA

CEMEX  
EATON  
HSN

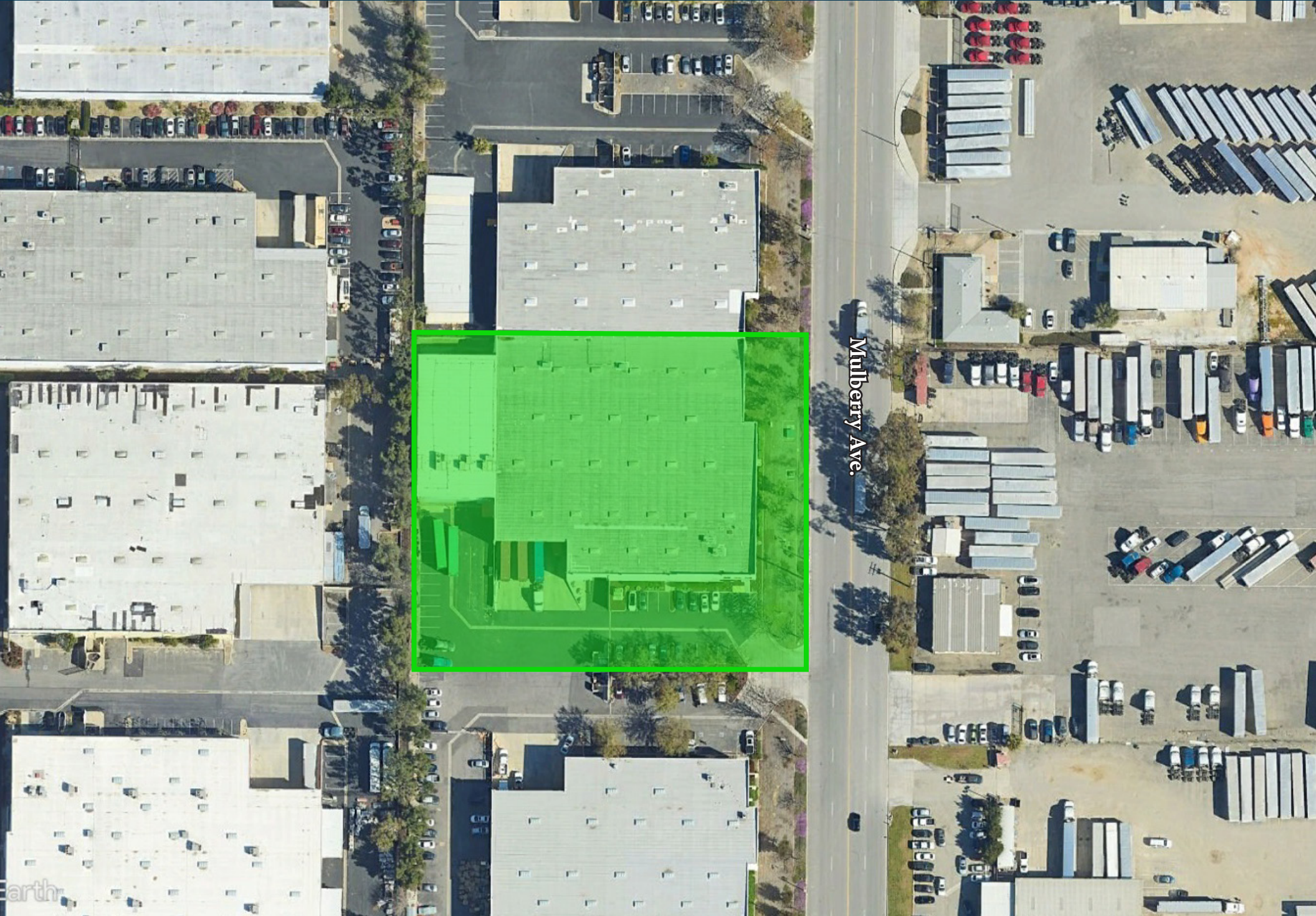
DCG Fulfillment

SONANCE

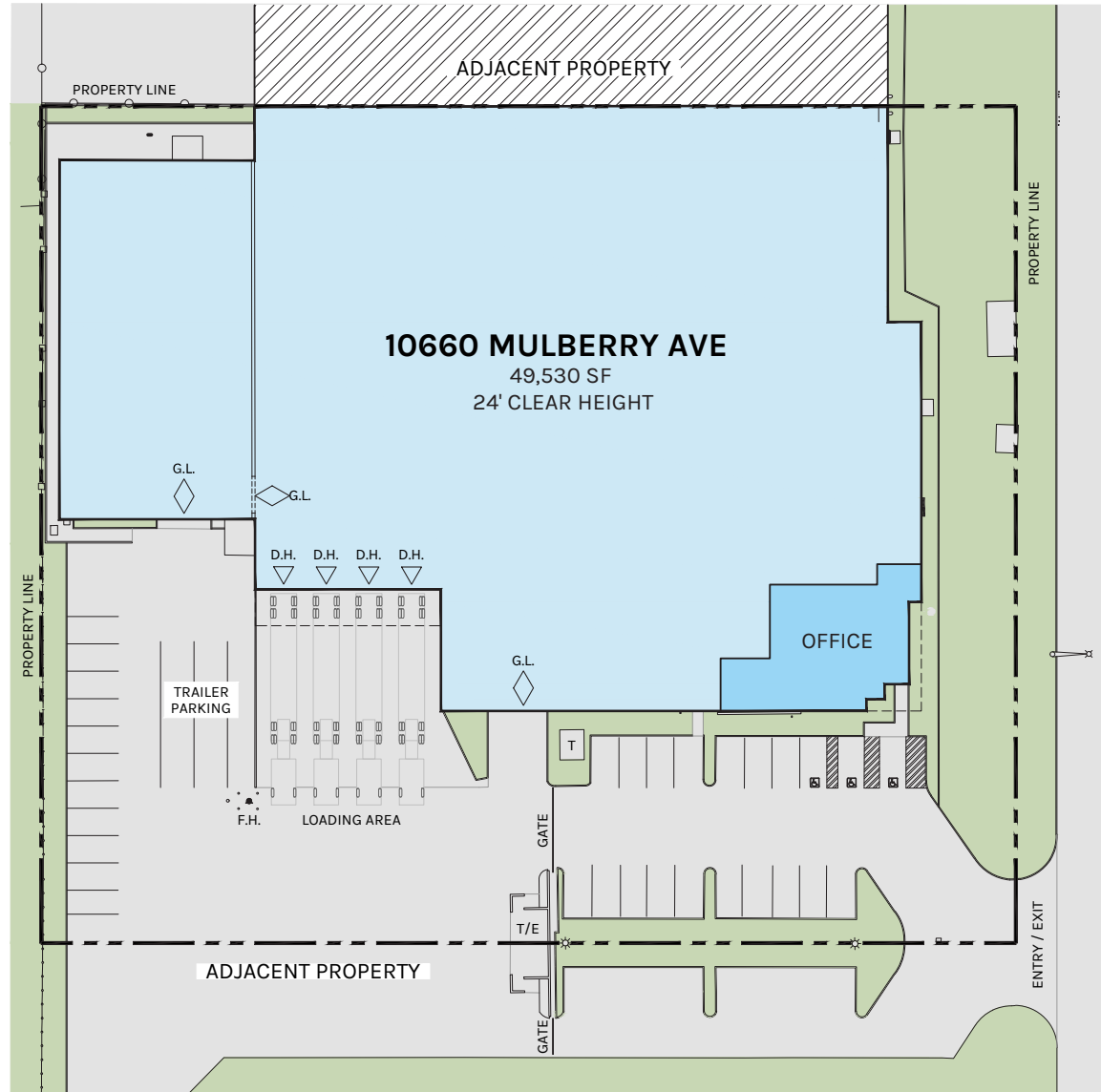
HYDR FARM

FedEx

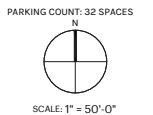
SMART WAREHOUSING



Mulberry Ave.



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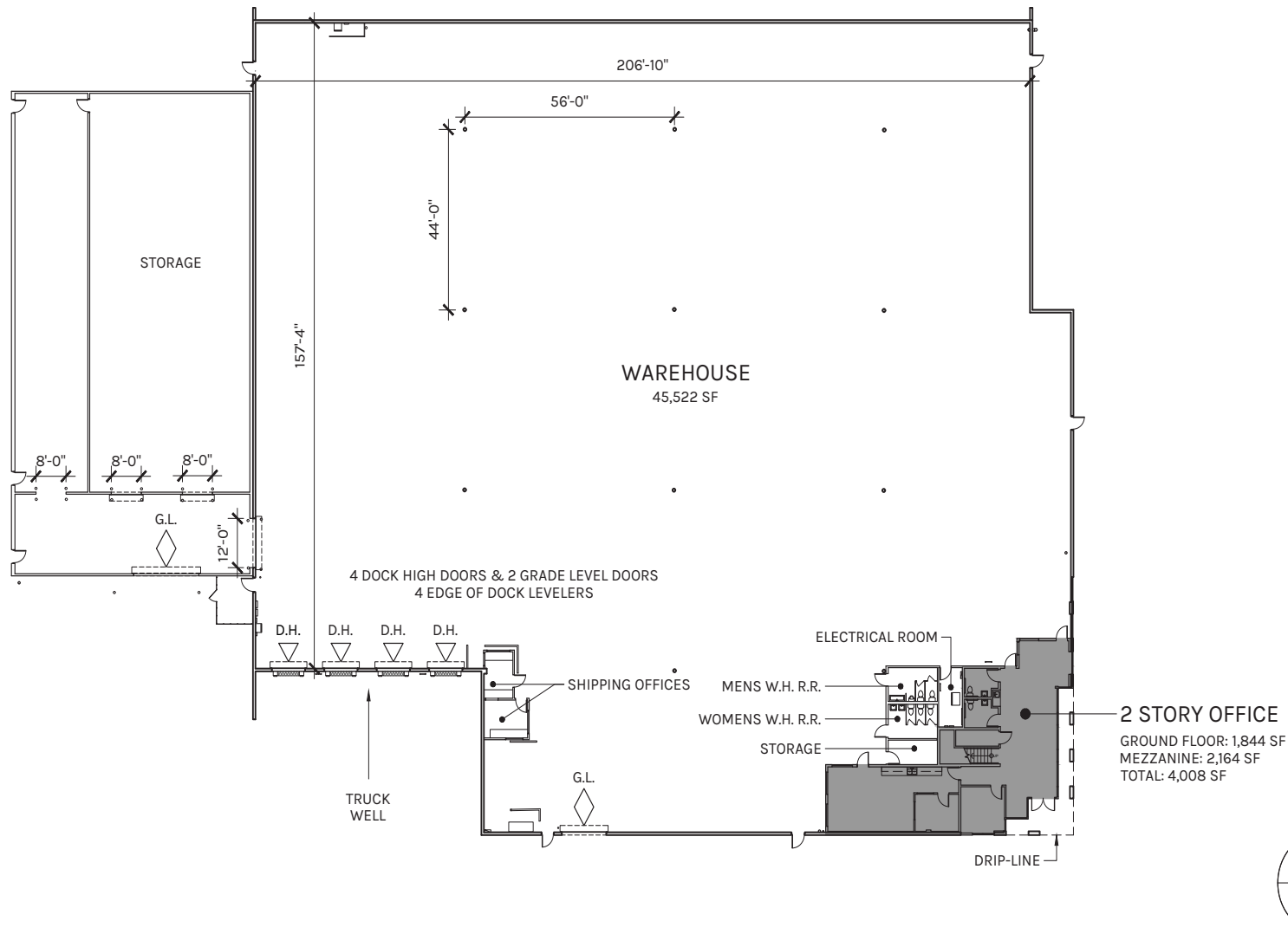
**WAREHOUSE**  
45,522 SF

**OFFICE**  
1,844 SF

**MEZZANINE**  
2,164 SF

**TOTAL**  
49,530 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.



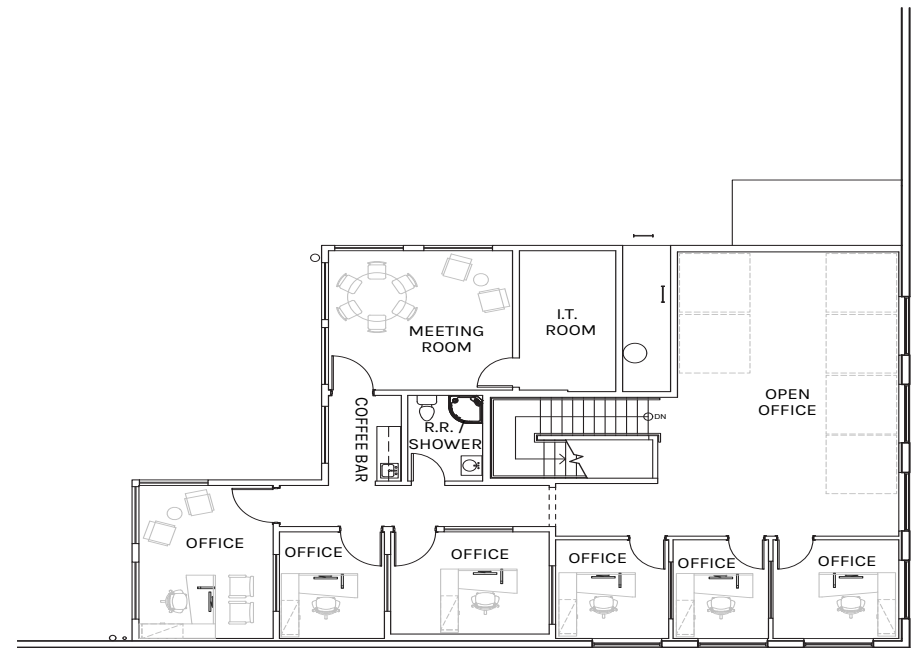
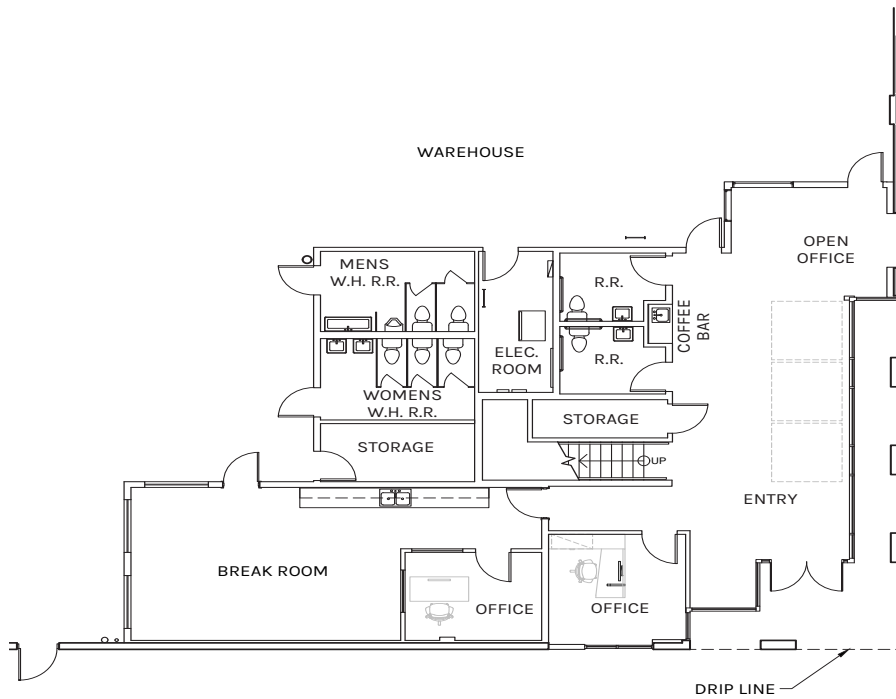
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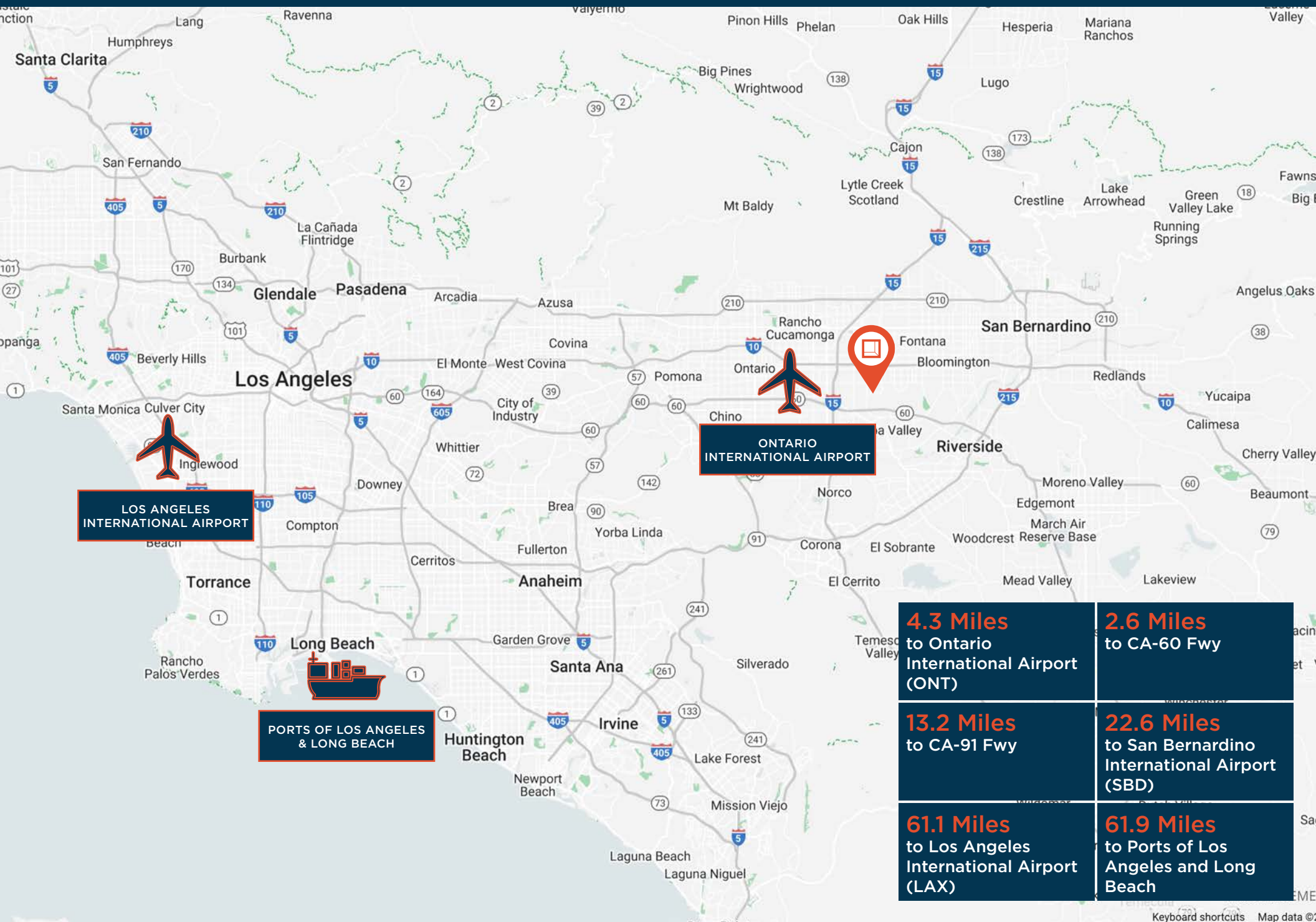
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# LOCATION

# 10660 MULBERRY AVE.





**Rexford  
Industrial**

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