


FREESTANDING INDUSTRIAL BUILDING


10721 BUSINESS DRIVE | FONTANA | CALIFORNIA 92337


AVAILABLE FOR LEASE


±38,187 SQUARE FEET





 **±38,187 SF** FREESTANDING BUILDING

 **±5,499 SF** TWO-STORY OFFICE SPACE

 **24'** MINIMUM CLEARANCE

 **FOUR (4)** DOCK HIGH DOORS

 **HEAVY POWER (VERIFY)**

 **0.60 GPM / 3,000 SF** FIRE SPRINKLER SYSTEM

FOR MORE INFORMATION,
PLEASE CONTACT THE
EXCLUSIVE LISTING
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

KEY HIGHLIGHTS



±38,187 SQUARE FOOT
FREESTANDING BUILDING



±5,499 SQUARE FEET
OF TWO-STORY OFFICE SPACE



1,000 AMPS
277/480 VOLTS (VERIFY)



24'
MINIMUM CLEARANCE



FOUR (4)
DOCK HIGH DOORS



TWO (2)
GROUND LEVEL LOADING DOORS



LARGE
FULLY FENCED & SECURED
CONCRETE YARD



0.60 GPM / 3,000 SF
FIRE SPRINKLER SYSTEM

BUILDING HIGHLIGHTS

- STATE-OF-THE-ART DISTRIBUTION AND LIGHT MANUFACTURING BUILDING
- ±64 VEHICLE PARKING STALLS
- WAREHOUSE SKYLIGHTS - 2%
- 56' x 48' TYPICAL BAY SPACING
- PART OF A MASTER PLANNED PROJECT
- AIR AND ELECTRICAL LINES DISTRIBUTED THROUGHOUT
- EXCELLENT FREEWAY ACCESS VIA THE CA-60, THE I-10 & THE I-15
- ±1.74-ACRE PARCEL OF LAND

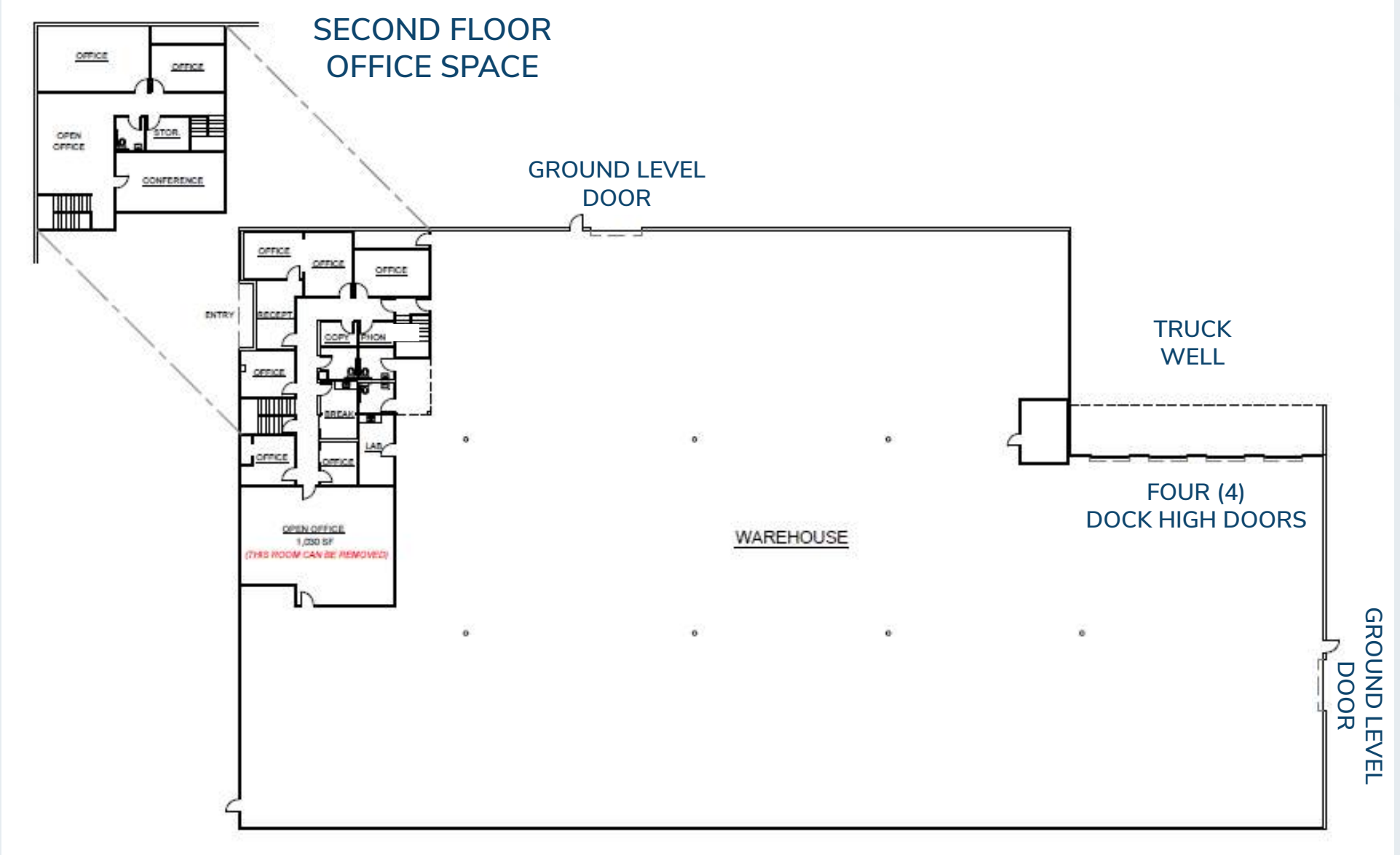


PROPERTY IMAGES

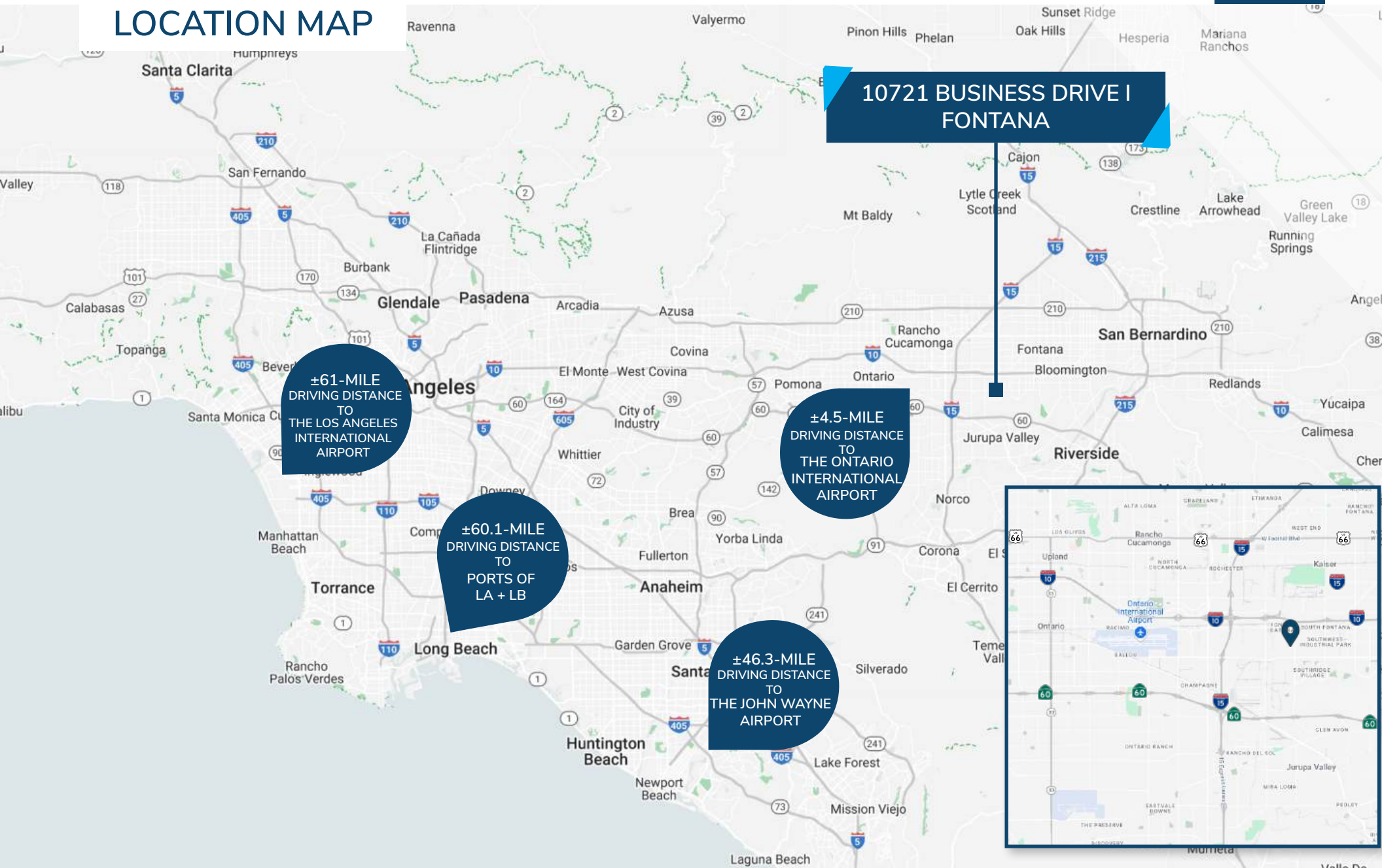


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PROPERTY SITE PLAN



LOCATION MAP



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