

<http://www.cbreim.com/logistics>

# 8645 Almond Ave



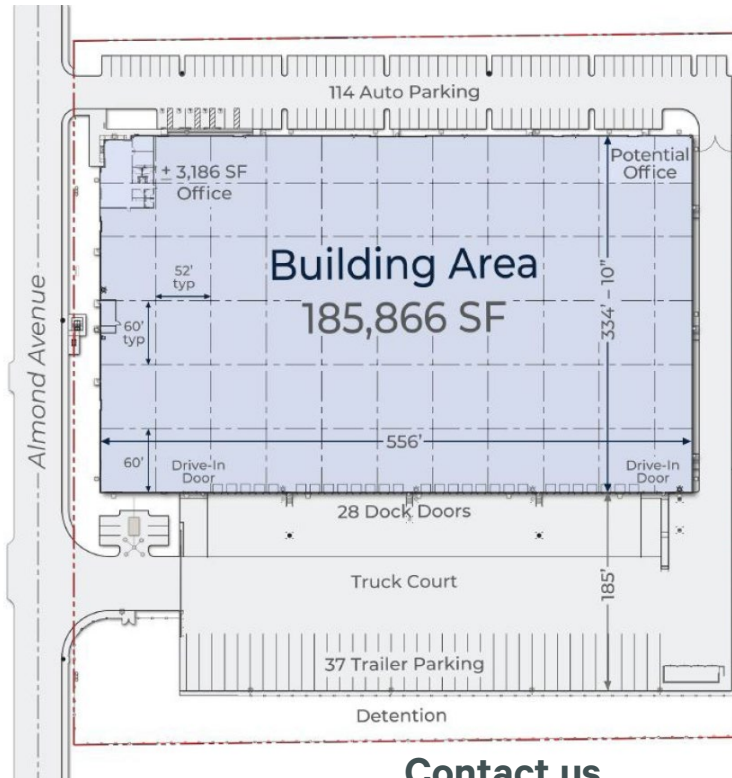
185,866 SF

8645 Almond Avenue  
Fontana, CA 92335



|                          |                           |
|--------------------------|---------------------------|
| <b>Total Available</b>   | 185,866 SF                |
| <b>Office Space</b>      | 3,186 SF                  |
| <b>Clear Height</b>      | 32'                       |
| <b>Dock Doors</b>        | 28 doors                  |
| <b>Grade Level Doors</b> | 2 doors                   |
| <b>Power</b>             | 800A expandable to 2,000A |
| <b>Warehouse Cooling</b> | 2 Big Ass Fans            |

|                        |                         |
|------------------------|-------------------------|
| <b>Year Built</b>      | 2021                    |
| <b>Sprinklers</b>      | ESFR (K-25 Heads)       |
| <b>Trailer Parking</b> | 37 secured spaces       |
| <b>Car Parking</b>     | 114 parking spaces      |
| <b>Column Spacing</b>  | 52' x 60'               |
| <b>Lighting</b>        | LED with motion sensors |
| <b>Site Size</b>       | 9.5 acres               |



## Contact us

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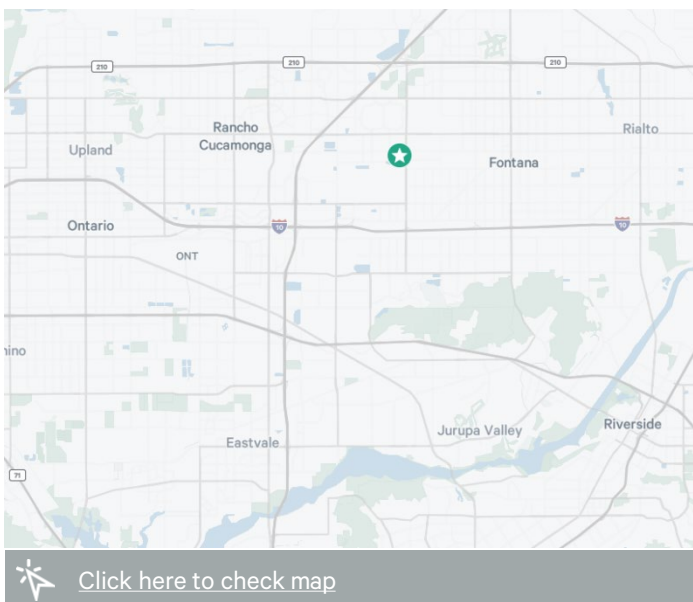
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