

FOR LEASE

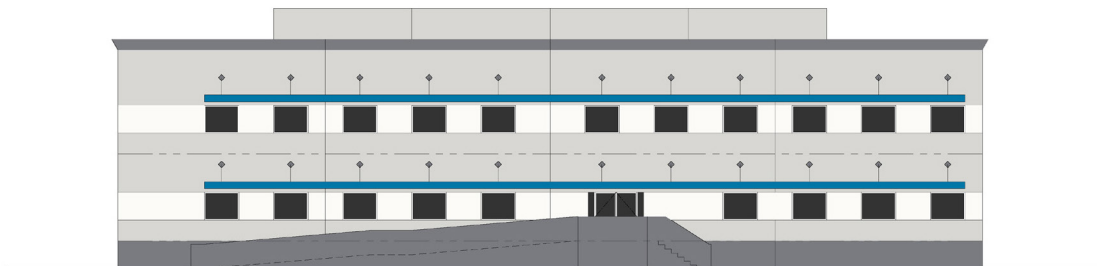
10701 - 10789 Redwood Avenue • Fontana

±40,040 SF Crossdock on ±9.19 Acres of Land

Visit: www.fontanadistributioncenter.com



AVAILABLE JUNE 2017



Features

- Transloading/High Throughput Warehouse
- 76 Dock High Positions w/ Edge of Dock Plates
- On ±9.19 Acres
- 157 Trailer Parking Stalls
- Fenced, Paved/Concrete Lit Yard
- ±5,000 SF Office Area
- 25' Minimum Warehouse Clearance
- One Ground Level Ramp
- .60 GPM / 2,000 SF Fire Sprinkler System
- 3.5% Skylight Coverage
- Enclosed Guard House
- Immediate Freeway Access
- Close Proximity to the 10, 15, & 60 Freeways



Roof is on!

For more information, please contact:

Steve Sprenger

909.974.4080

ssprenger@ngkf.com

CA License #01202806

Randy Lockhart

909.974.4067

rlockhart@ngkf.com

CA License #00974981

Anthony Dedeaux

213.627.3338 x208

anthony@raginc.com

CA License #01862522

Another Project By:



FOR LEASE

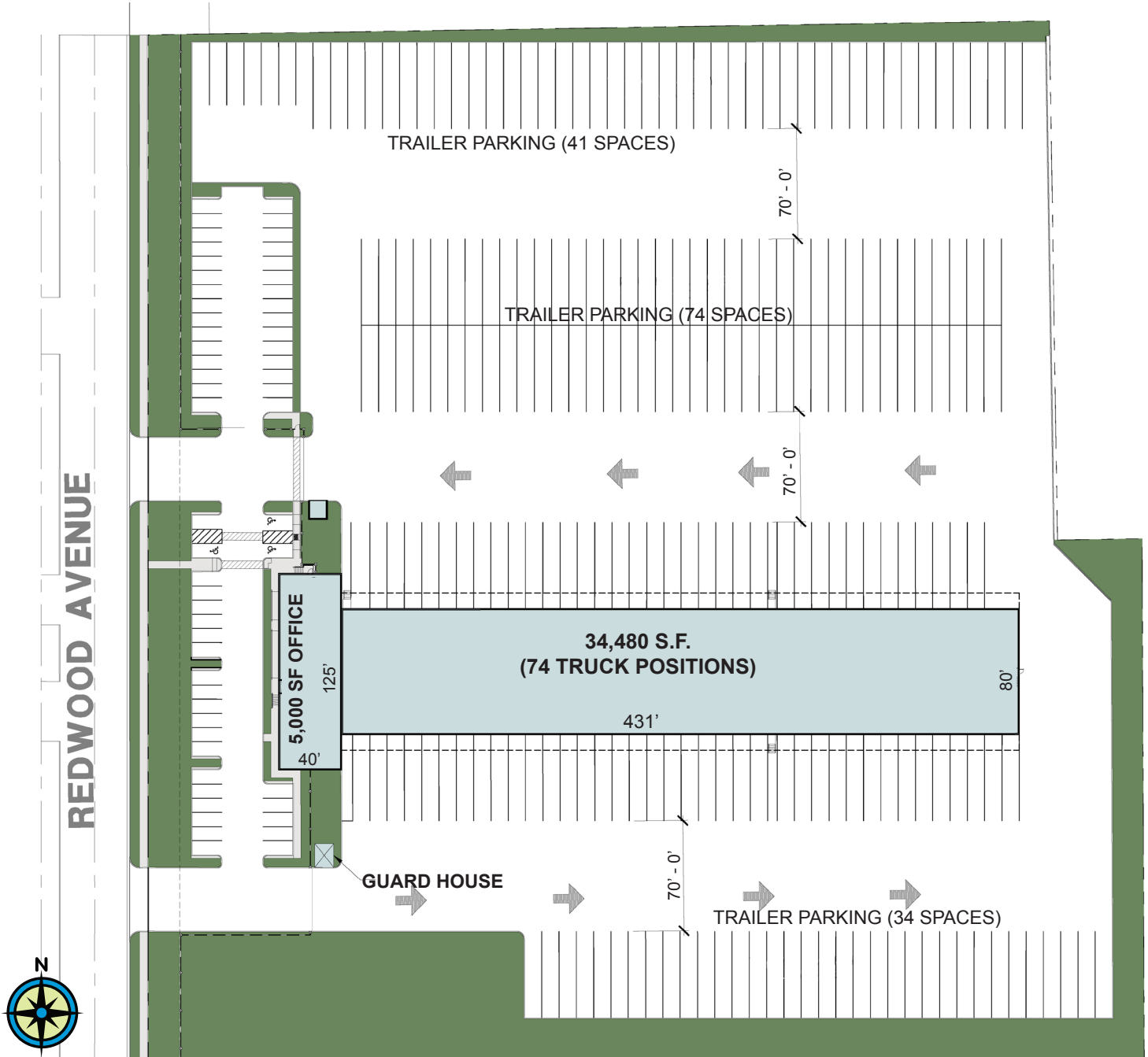
10701 - 10789 Redwood Avenue • Fontana

±40,040 SF Crossdock on ±9.19 Acres of Land



Visit: www.fontanadistributioncenter.com

Site Plan



The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Knight Frank makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

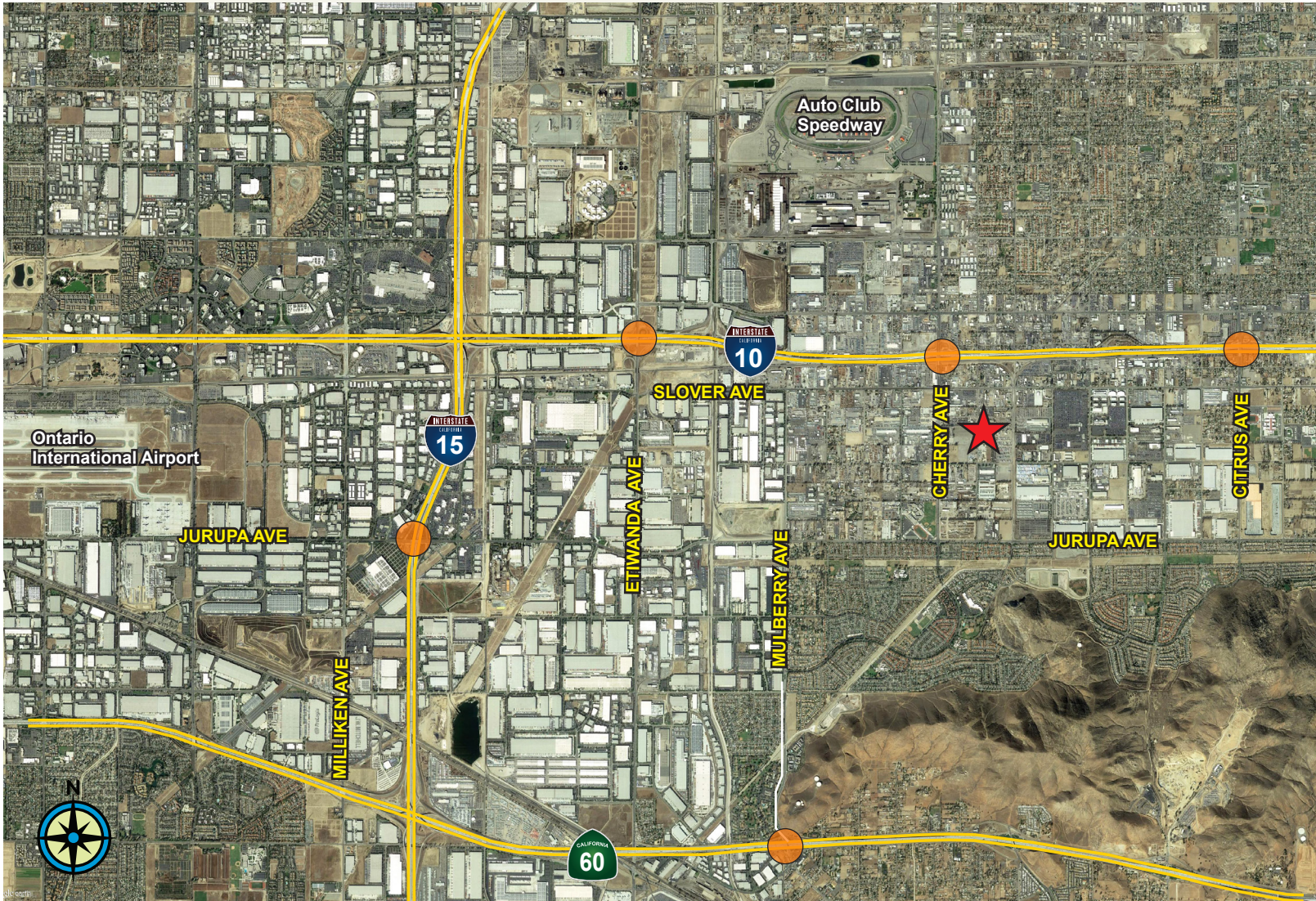
FOR LEASE


10701-10789 Redwood Avenue • Fontana

±40,040 SF Crossdock on ±9.19 Acres of Land



Visit: www.fontanadistributioncenter.com



 Freeway On/Off Ramps

For more information, please contact:

Steve Sprenger

909.974.4080

ssprenger@ngkf.com

CA License #01202806

Randy Lockhart

909.974.4067

rlockhart@ngkf.com

CA License #00974981

Anthony Dedeaux

213.627.3338 x208

anthony@raginc.com

CA License #01862522



The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Knight Frank makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

FOR LEASE

10701-10789 Redwood Avenue • Fontana

±40,040 SF Crossdock on ±9.19 Acres of Land



Visit: www.fontanadistributioncenter.com



For more information, please contact:

Steve Sprenger

909.974.4080

ssprenger@ngkf.com

CA License #01202806

Randy Lockhart

909.974.4067

rlockhart@ngkf.com

CA License #00974981



**Newmark Grubb
Knight Frank**

Anthony Dedeaux

213.627.3338 x208

anthony@raginc.com

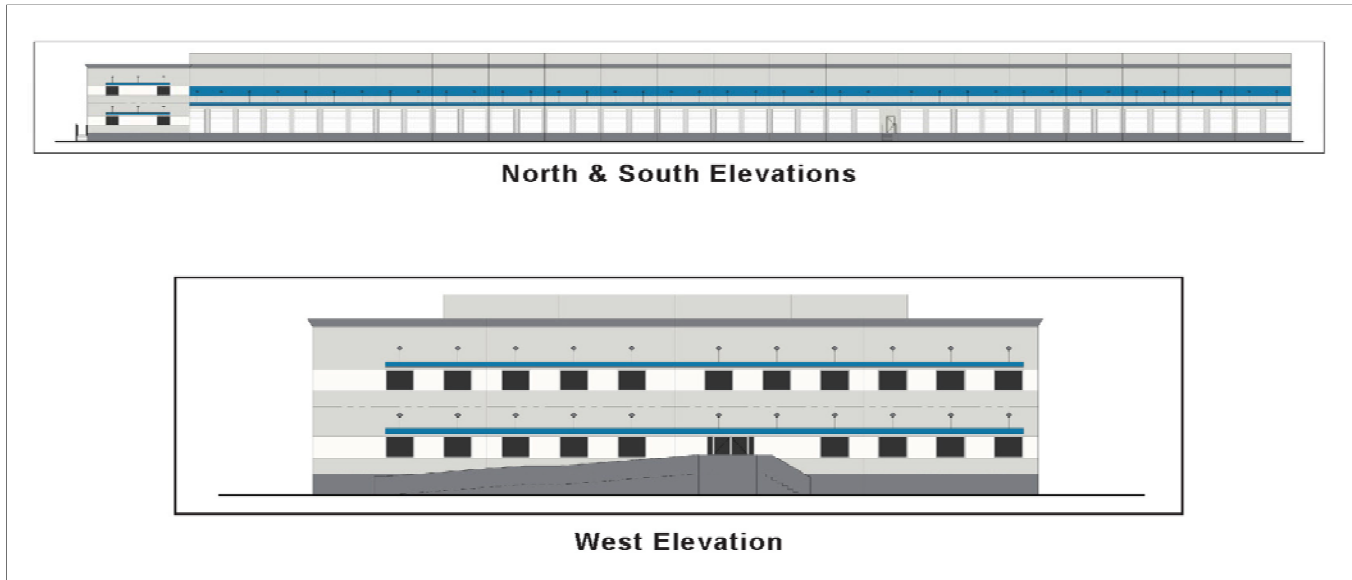
CA License #01862522



The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Knight Frank makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Industrial For Lease - Available

Available SF: 40,040
Total Building SF: 40,040



10701-10789 REDWOOD AV, FONTANA, CA 92337
Santa Ana Avenue/Redwood Ave

76 Dock High Positions on +/-9.19 Acres
157 Trailer Parking Stalls
Fenced, Paved, Concrete Lit Yard Area
25' Minimum High Throughput Warehouse

Lease Rate/SF: TBD
Lease Type: Net

Lease Rate/Month: TBD
Sublease: No

Taxes: Yr 2015
Possession: CB

Available SF: 40,040
Constr. Status: Plan/BTS
Region: San Bernardino
Zoning: JND

Office SF: 5,000
Construction Type: CTU
Specific Use: Warehouse - Distribution
Lot Size: 400,316 SF / 9.19 AC

Minimum SF: 40,040
Parking: Ratio: 1.4:1 / Spaces: 57
Thomas Guide: 644-D1
APN #: 0236-141-12

Ground Level Drs: 1
Sprinklered: Unknown Type
Finished Ofc Mezz: 0
Include in Avail: No
Rail Service: None

Dock High: 76
Yard: Yes - Fenced
Unfinished Mezz: 0
Include in Avail: No
Heating/Cooling: Yes / Yes

Clear Height: 25
Amps: 800
Volts: 480-277
Phase: 3 **Wire:** 4

Listing Company: Realty Advisory Group, Inc.

To Show: Call Agent

Agents: Steve Sprenger (909) 974-4080, Randy Lockhart (909) 974-4067, Anthony Dedeaux (213) 892-8881 x208

Listing #: 1302760

Listing Date: 10/09/2015

FTCF: CB000N000S000/AOAA

Notes: Special Features: Extra Parking, Extra Land, Extra Yard. Truck terminal. Call broker to show.

