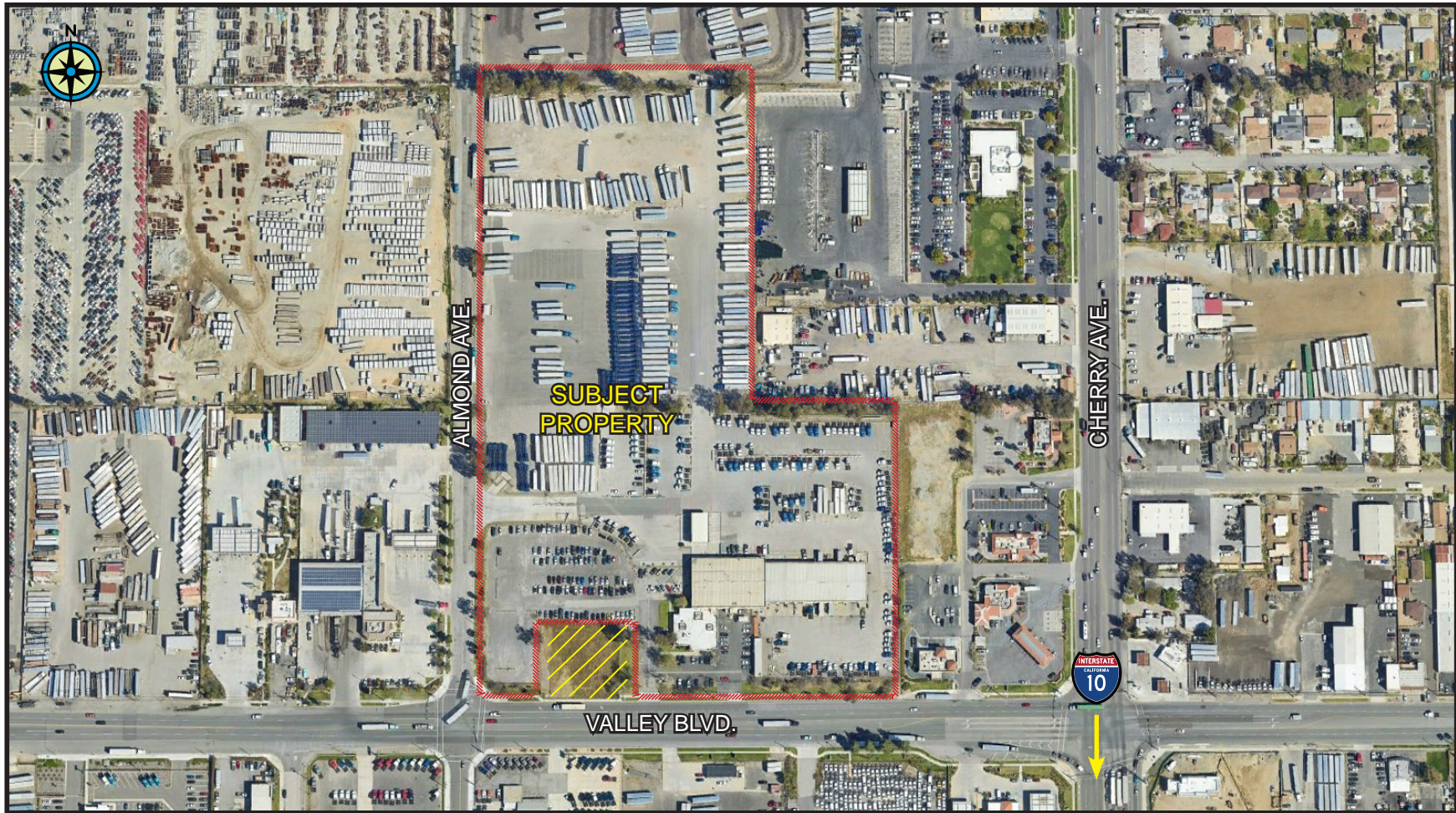


EXCEPTIONAL LOGISTICS/EQUIPMENT FACILITY

14392 Valley Boulevard
Fontana, California

Owned By: REALTERM

Secure Parking with High Quality Office/Training-Classroom/Shop/Fuel Island on ± 19.54 Acres



NEWMARK

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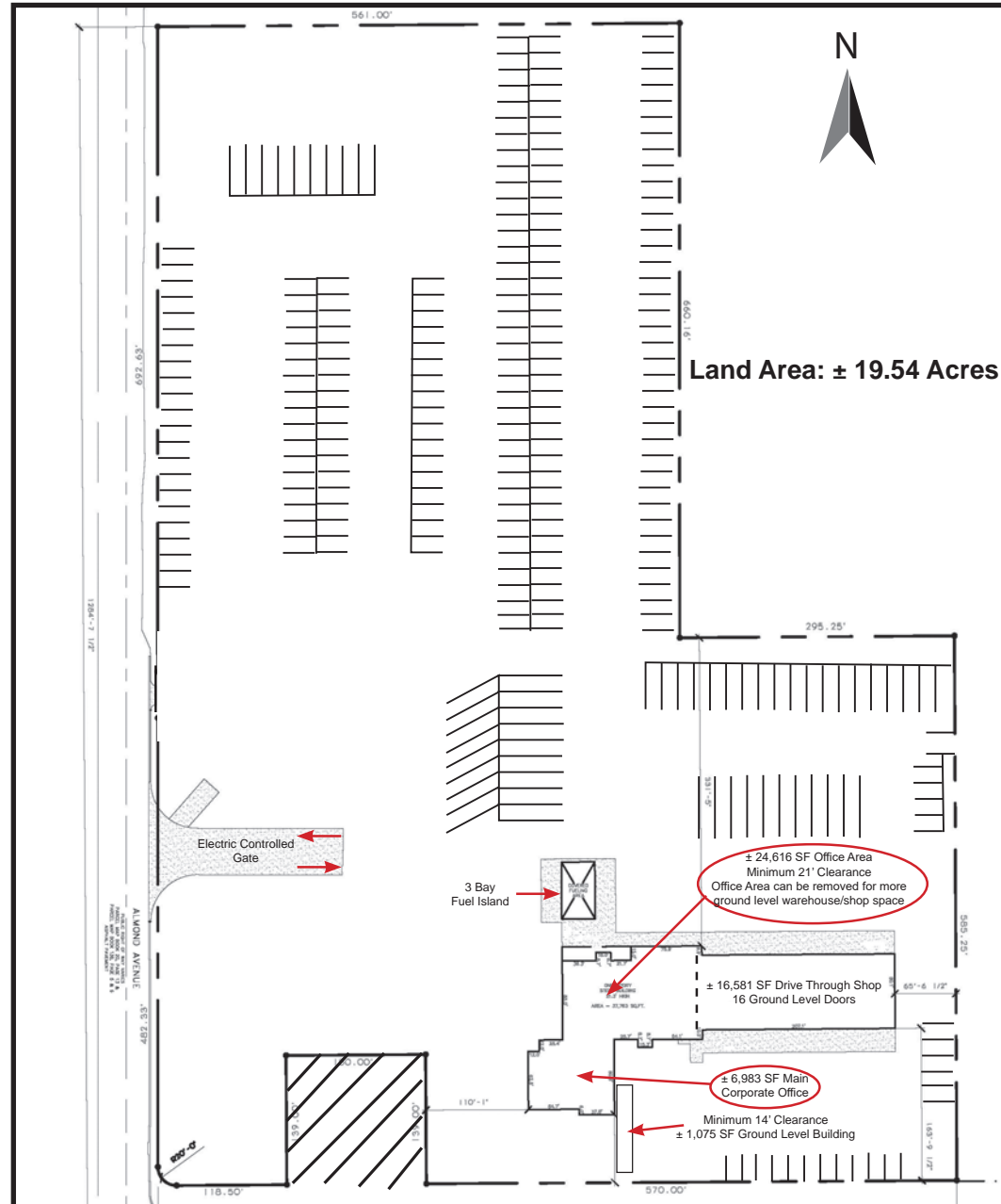
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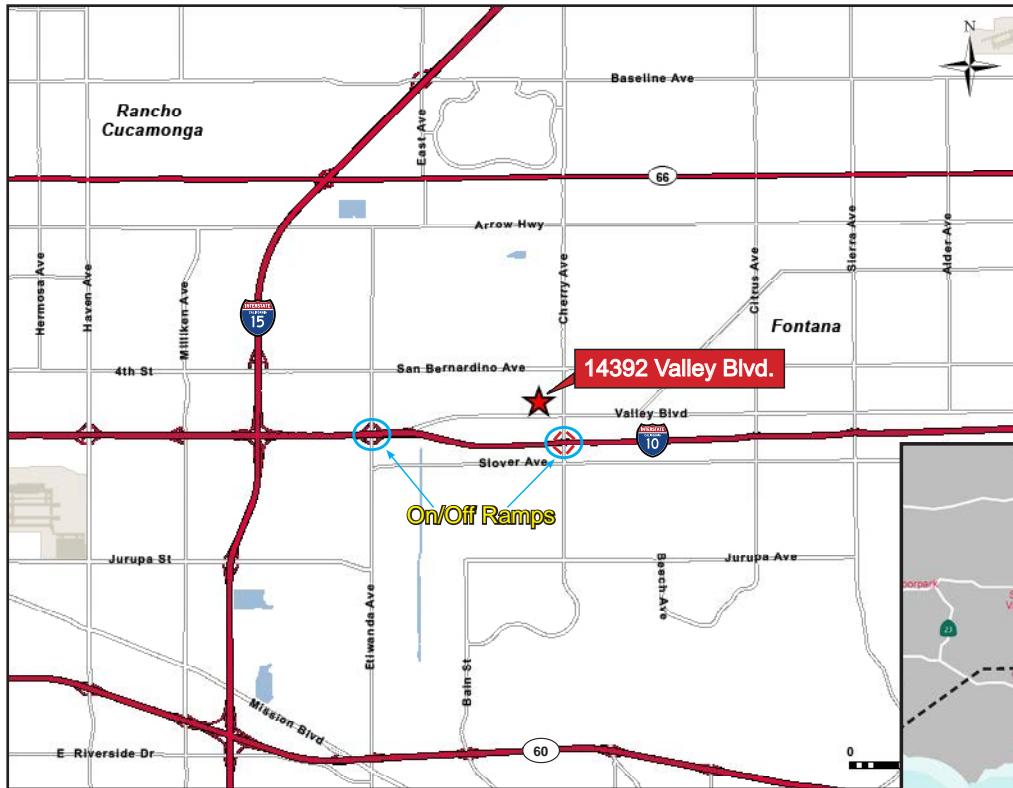
FEATURES:

- ± 19.54 Acres - Fenced/Secured and Lit Yard
- ± 16,581 Square Foot Fire Sprinklered Drive Through Shop with 16 Bays - 12' x 14' Electric Roll Up Doors
- Two (2) Panels - 800 & 2,000 Amps, 120/208 Volts | 3 Phase, 4 Wire Electrical Distribution Service
- ± 6,983 Square Foot Main One Story Office
- Additional ± 24,616 SF Office - Minimum 21' Clearance Can be Converted to Ground Level Warehouse Space or Additional Shop Bays
- Three (3) Drive Through Fuel Islands
- Two (2) - 20,000 Diesel Fuel Tanks
- Diesel Exhaust Fluid (DEF) Equipped
- Highly Visible on Valley Boulevard
- Ideal for Truck, Trailer, Equipment, Sales, Service and Storage
- Immediate Access to the 10 Freeway
- Back Up Diesel Generator
- ± 1,075 Square Foot Ground Level Fire Sprinklered Storage Building
- Separate Employee and Truck Entrance Gates With Electronic Key Pads
- Full Service Cafeteria
- Six (6) Showers and Laundry Room Facilities



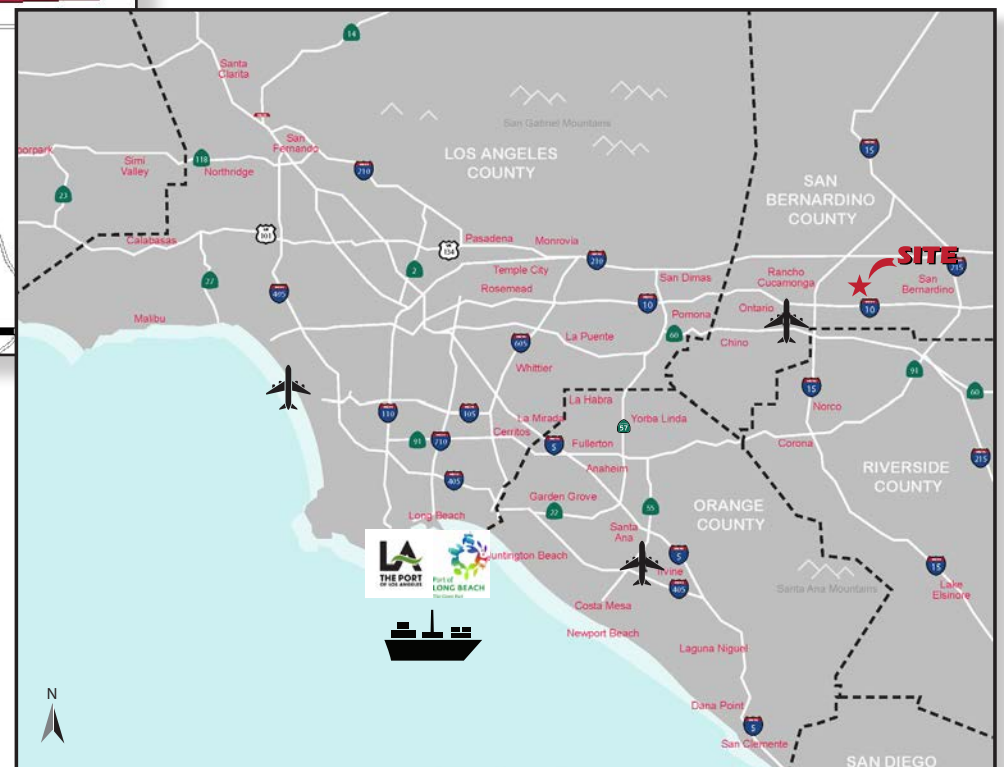
SITE PLAN





LOCATOR MAP

REGIONAL MAP



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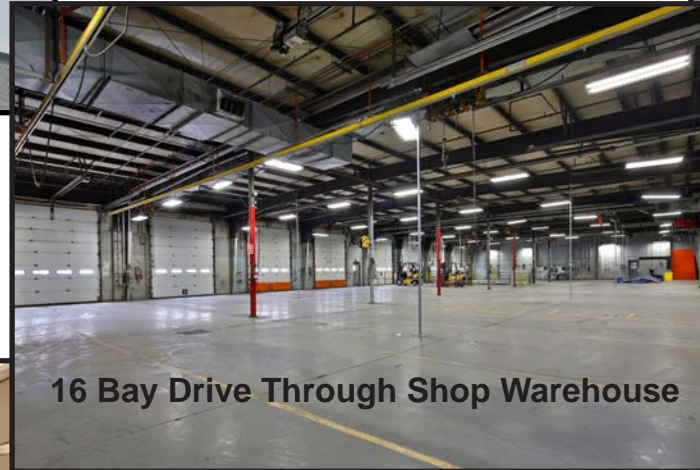
PHOTOS



Conference Room



Training Room



16 Bay Drive Through Shop Warehouse



Dispatch Office



Back up Diesel Generator

PHOTOS



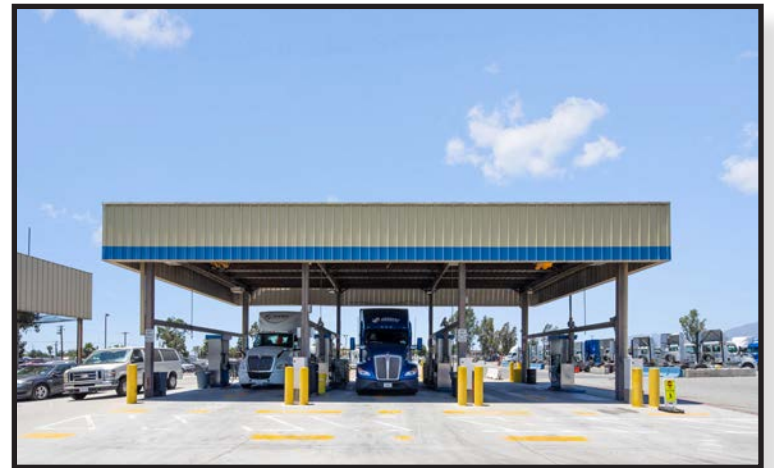
Fire Sprinklered Storage Building



South Side of Shop



North Side of Shop



3 Bay Diesel Fuel Island

AERIALS



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AERIALS



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