



±58,421 - ±72,367 - ±130,788 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

10509 Business Drive | Fontana, CA





UNIT A
±58,421 SF

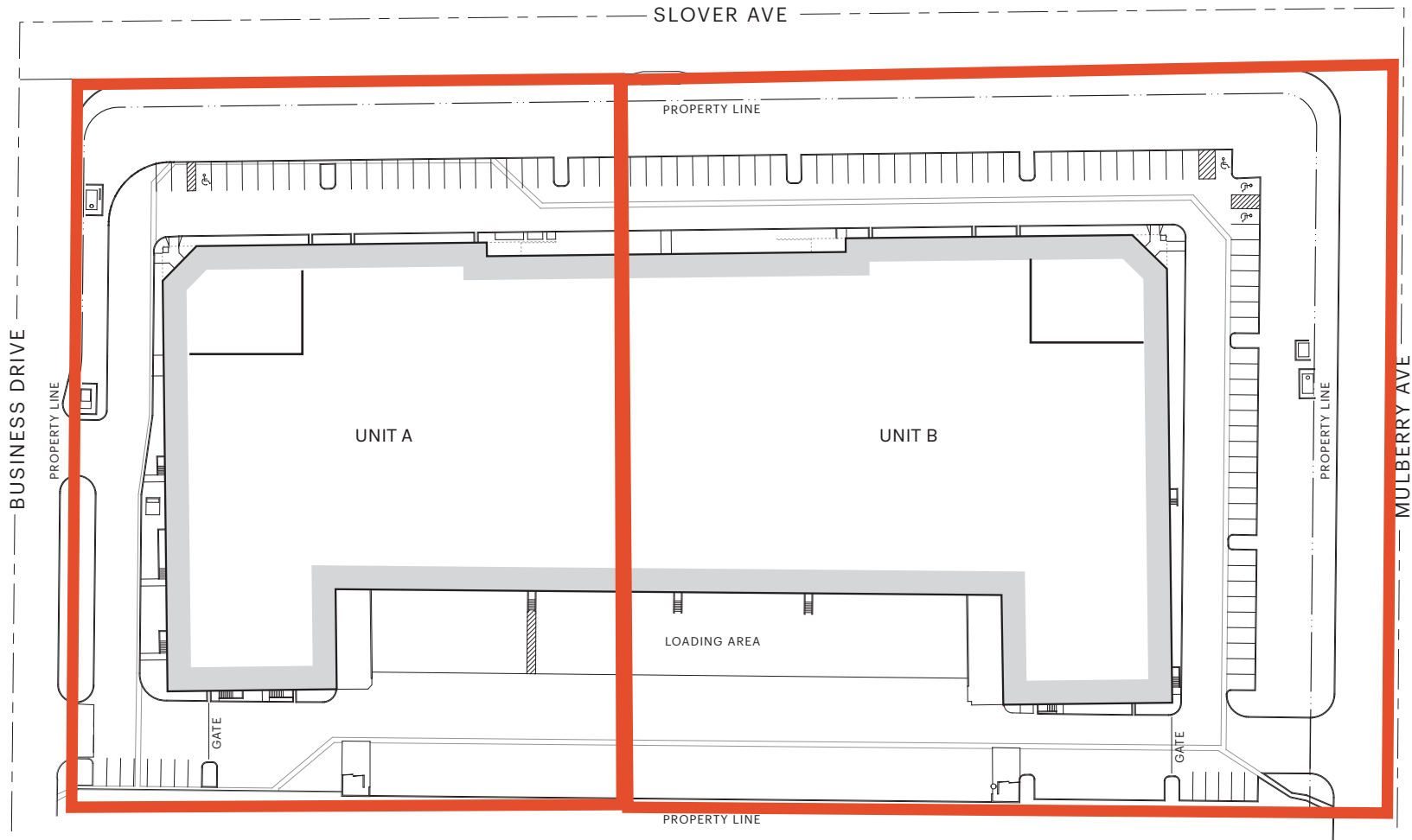
UNIT B
±72,367 SF

PROPERTY HIGHLIGHTS

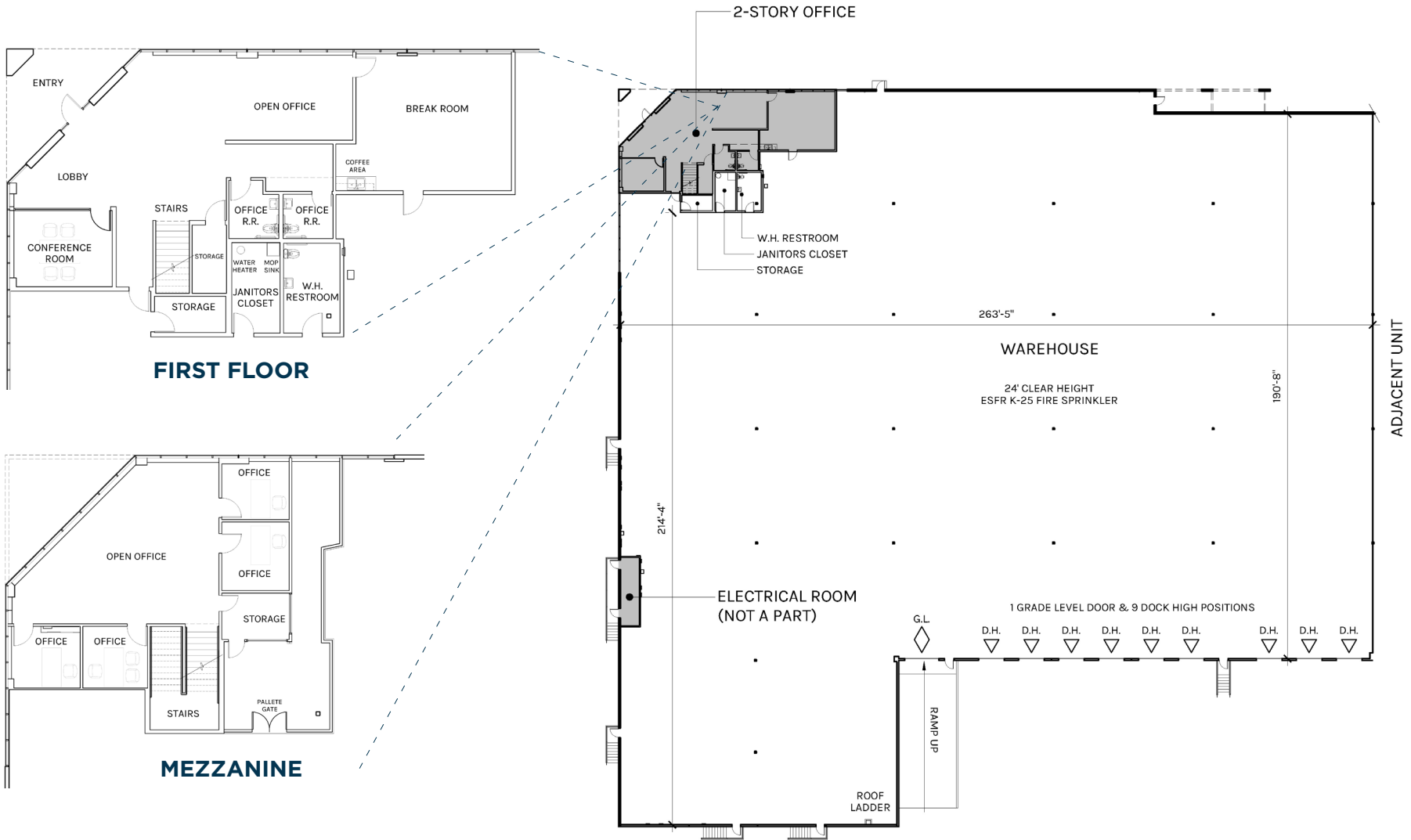
- Located in Sierra Gateway Business Park
- Quality Tilt-Up Construction
- Edge of Dock Levelers
- Up to 21 South Facing Dock High (9'x10') Doors
- Reinforced Concrete Truck Apron
- Up to 2 Ground Level Doors (12'x14')
- 24ft Minimum Ceiling Clearance (Verify)
- 600 Amps, 277/480 Volt, 3 Phase, 4 Wire Power (Verify)
- ESRF Sprinklers (K-25 Heads)
- Secured Yard Area with full drive around access (Business Dr. to Mulberry Ave.)
- Typical Bay Spacing 40'x48'
- Up to 9,448 SF of Total Offices
- Skylights: 2% of Roof Area
- Zoning: General Industrial District of the Fontana Gateway Specific Plan (Verify uses)
- Easy Access to I-10 and I-15 Freeways
- Showings by Appointment Only



	UNIT A	UNIT B	UNIT A + B
TOTAL SQUARE FEET	±58,421	±72,367	±130,788
OFFICE	±3,698	±5,750 SF	±9,448
GROUND LEVEL DOORS	1	1	2
DOCK HIGH DOORS	9	12	21
CLEAR HEIGHT	24ft Minimum Ceiling Clearance		
POWER	600 Amps, 277/480 Volt, 3 Phase, 4 Wire		
SPRINKLERS	ESFR Sprinklers (K-25 Heads)		



UNIT A & B ±130,788 SF



WAREHOUSE

±54,723 SF

1st FLOOR OFFICE

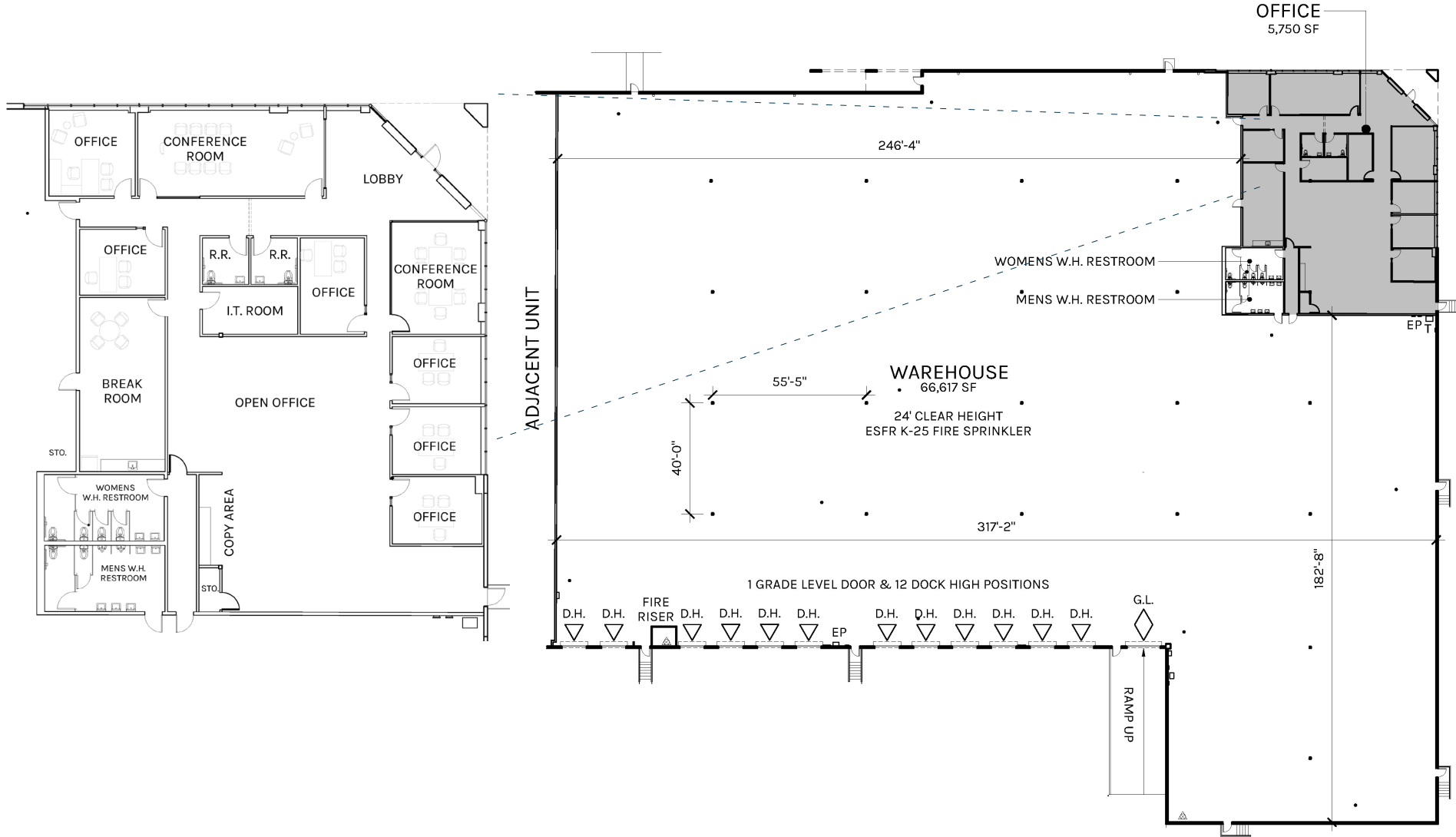
±2,040 SF

**MEZZANINE
OFFICE**

±1,658 SF

TOTAL

±58,421 SF

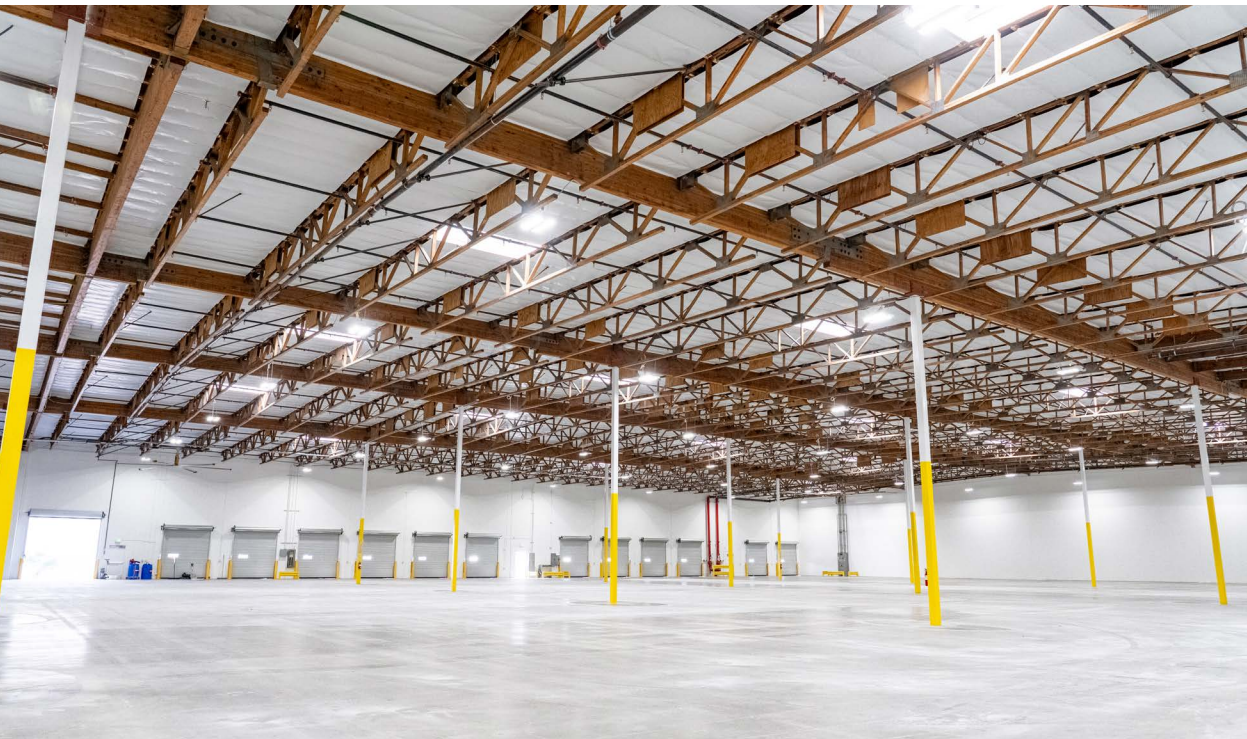


WAREHOUSE
±66,617 SF

1st FLOOR OFFICE
±5,750 SF

TOTAL
±72,367 SF







Location

10509 BUSINESS DRIVE UNIT A & B



1.6 Miles to I-10 Freeway	2.1 Miles to I-15 Freeway
6.2 Miles to I-60 Freeway	59.6 Miles to Port of LA/ Long Beach
60 Miles to Los Angeles Airport (LAX)	5.0 Miles to Ontario International Airport





**Rexford
Industrial**

Leasing Contacts

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