

FOR LEASE
±245,029 SF

REDWOOD INDUSTRIAL CENTER

10221 REDWOOD AVENUE | FONTANA, CA 92335



EXCLUSIVELY MARKETED BY:

MICHAEL CHAVEZ

Principal
Lic #00929693
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VALENTINA CADOGAN

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JAMIE SCOTT

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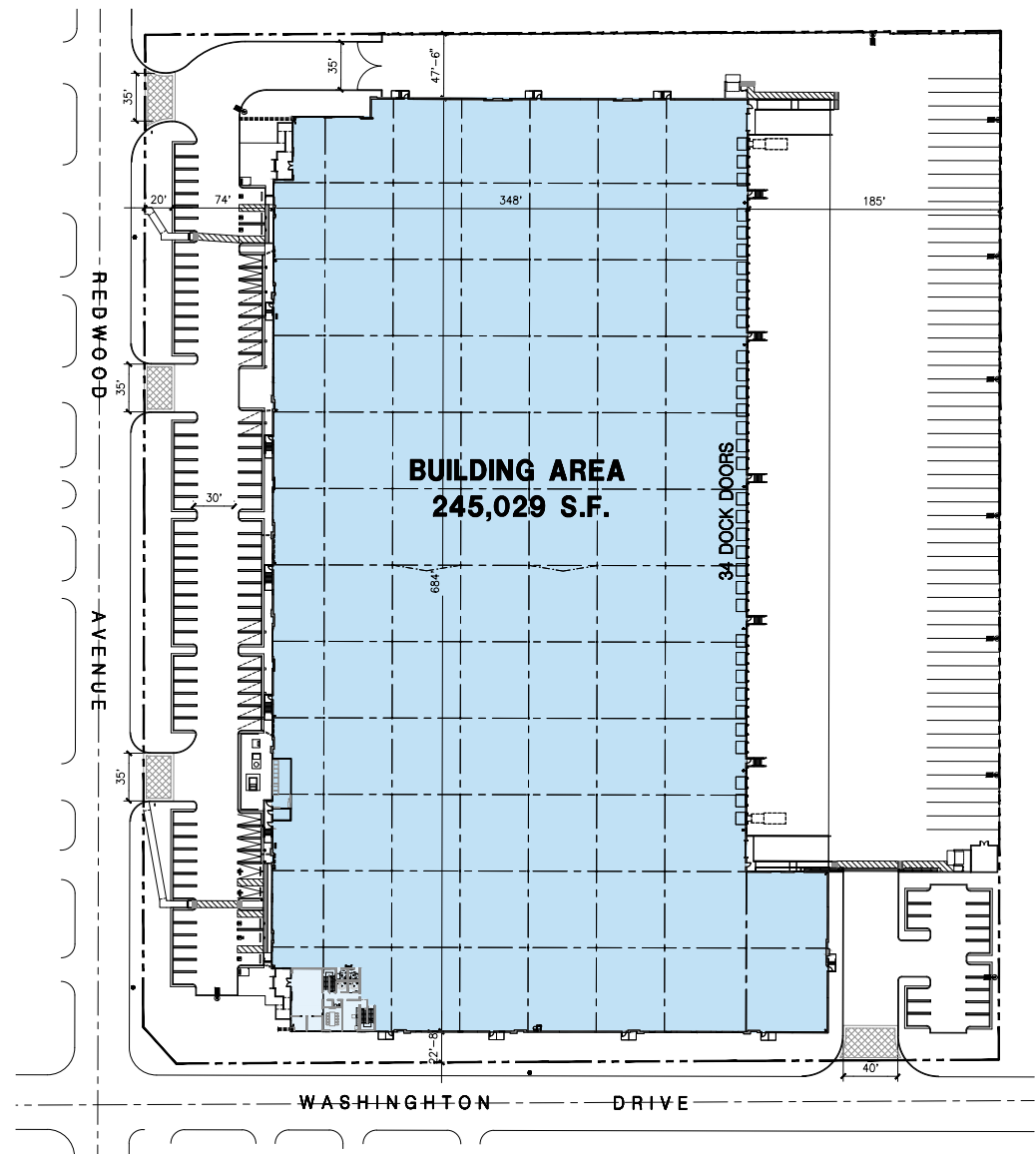


PROPERTY HIGHLIGHTS

REDWOOD INDUSTRIAL CENTER

10221 REDWOOD AVENUE | FONTANA, CA 92335

- » ±245,029 Square Feet
- » ±4,488 Square Foot Office Space
- » ±2,312 Square Foot Office (First Floor)
- » ±2,176 Square Foot Office (Second Floor Mezzanine)
- » 40' Minimum Clearance (6" from 1st bay column)
- » 60' x 56' Bay Spacing (60' at staging bays)
- » (113) Auto Parking Spaces
- » (50) Trailer Parking Spaces (12' x 70')
- » (34) Dock High Loading Doors (9' x 10')
- » 48-inch Standard Dock Height
- » (2) Grade Level Door (12' x 14')
- » Concrete Tilt-Up Walls
- » Light Industrial Zoning (M-1)
- » 8" Thick Warehouse Slab with 4,000 PSI
- » MM-80 Joint Filler at Speed Bay
- » 3% Skylights
- » 4,000 AMP Panel
- » ESFR Sprinkler System (K-25 Heads)
- » Easy Access to the I-10, I-15 & SR-60 Freeways



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CORPORATE NEIGHBORS

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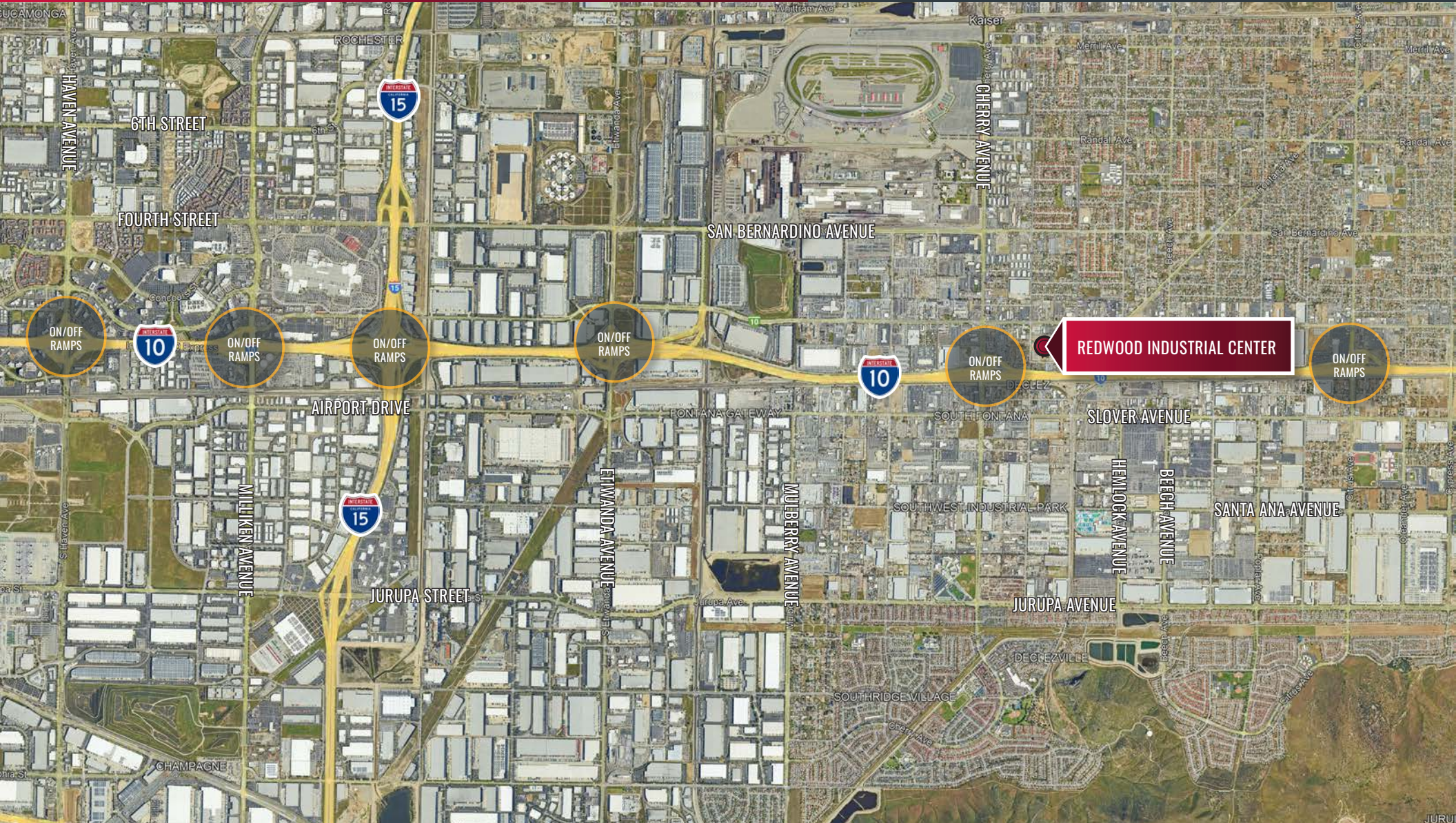
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCATION MAP

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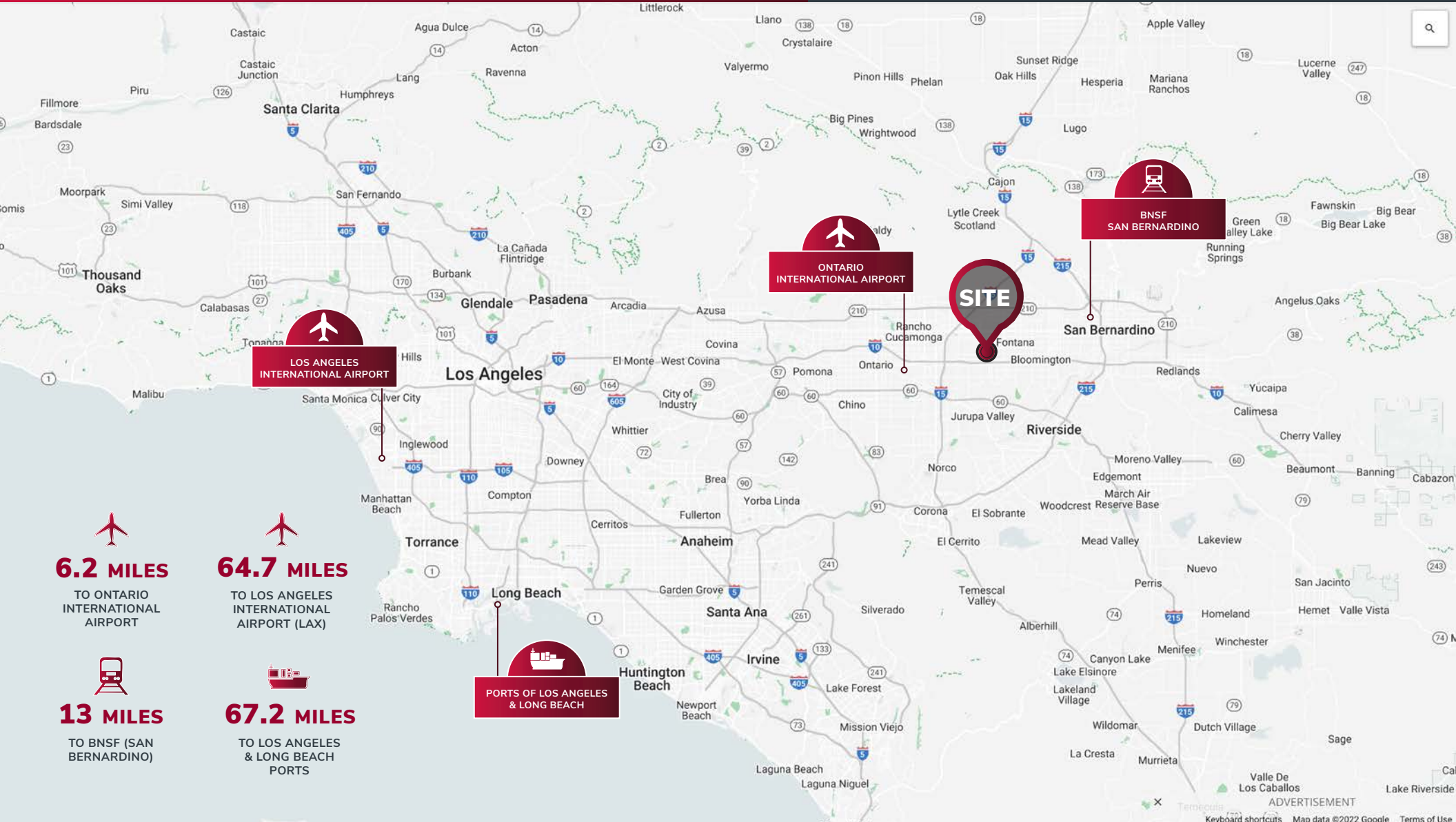
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REGIONAL MAP

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