



[almonddistribution.com](http://almonddistribution.com)

# Almond & Valley Distribution Center

**9845 ALMOND AVENUE, FONTANA, CA 92335**

**±275,560 sq. ft.**  
AVAILABLE

**35 total**  
DOCK DOORS

**±6,433 sq. ft.**  
OFFICE AREA

**1 per 7,873 sq. ft.**  
LOADING RATIO

**Up to 36'**  
CLEAR HEIGHT

**4,000 AMPS**  
POWER

## Features

A ±275,560 sq. ft. State-of-the-Art distribution center, ideally located near Interstate 10 and 15, just south of the California Speedway.

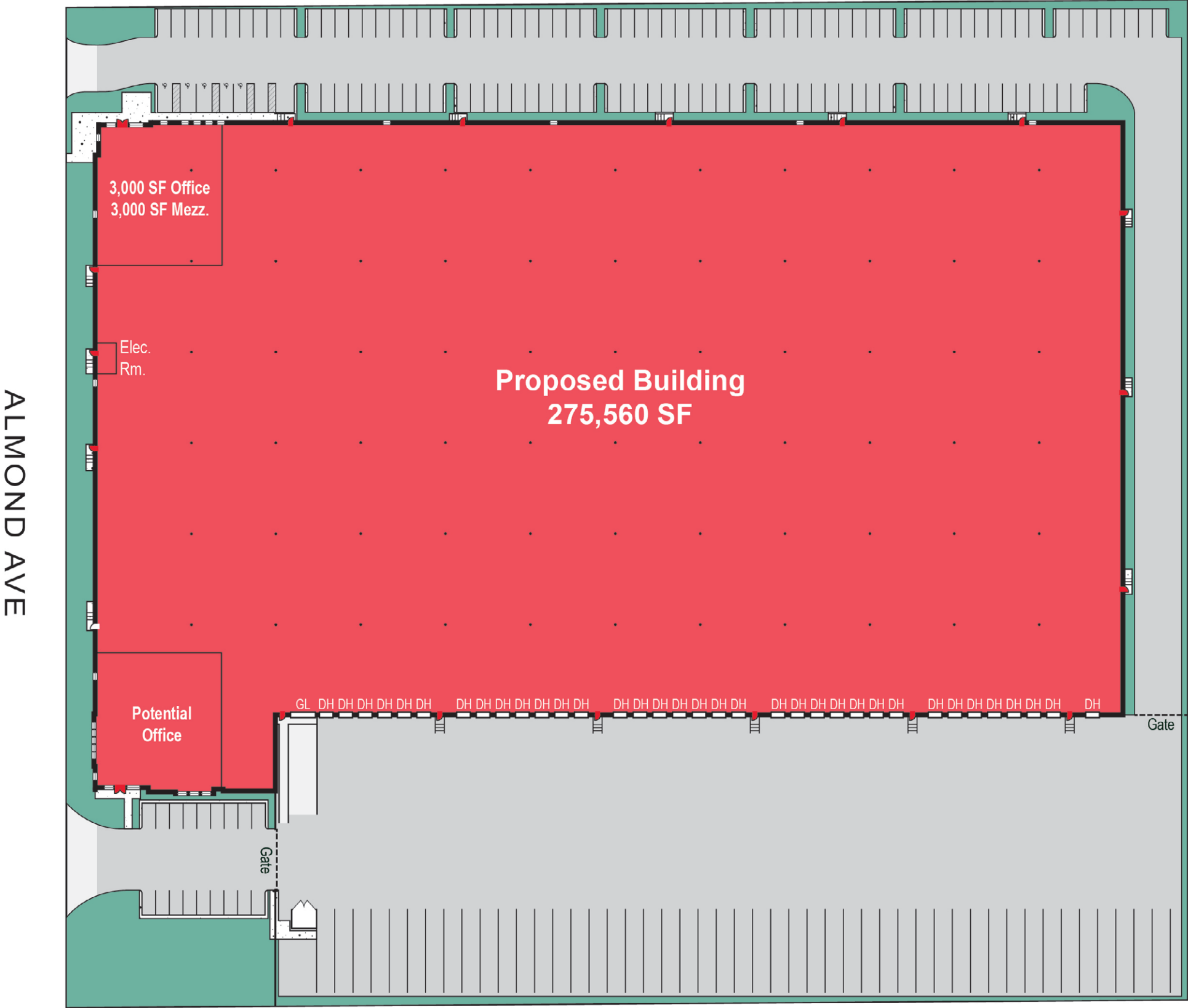
Efficient operations with 35 dock-high doors plus ample trailer parking with 48 trailer stalls.

Seeking LEED Certification.



# Building Specifications

|                    |                            |
|--------------------|----------------------------|
| Building Size      | ±275,560 sq. ft.           |
| Available          | ±275,560 sq. ft.           |
| Office Space       | ±6,433 sq. ft.             |
| Clear Height       | 36'                        |
| Dimensions         | 2,135' x 600'              |
| Column Spacing     | 60' x 56' (60' speed bays) |
| Dock Doors         | 35 (9' x 10') doors        |
| Drive-ins          | 1 (12' x 14')              |
| Format             | Front Load, South Facing   |
| Trailer Parking    | 48 stalls                  |
| Automobile Parking | 143 spaces                 |
| Sprinklers         | ESFR                       |
| Lighting           | Motion-sensored LED        |
| Power              | 4,000 amps (verify)        |



 **143**  
Automobile  
Parking

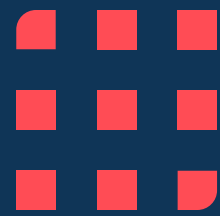
 **36'**  
Clear  
Height

 **60' x 56'**  
Column  
Spacing

 **35**  
Dock Doors/  
column space

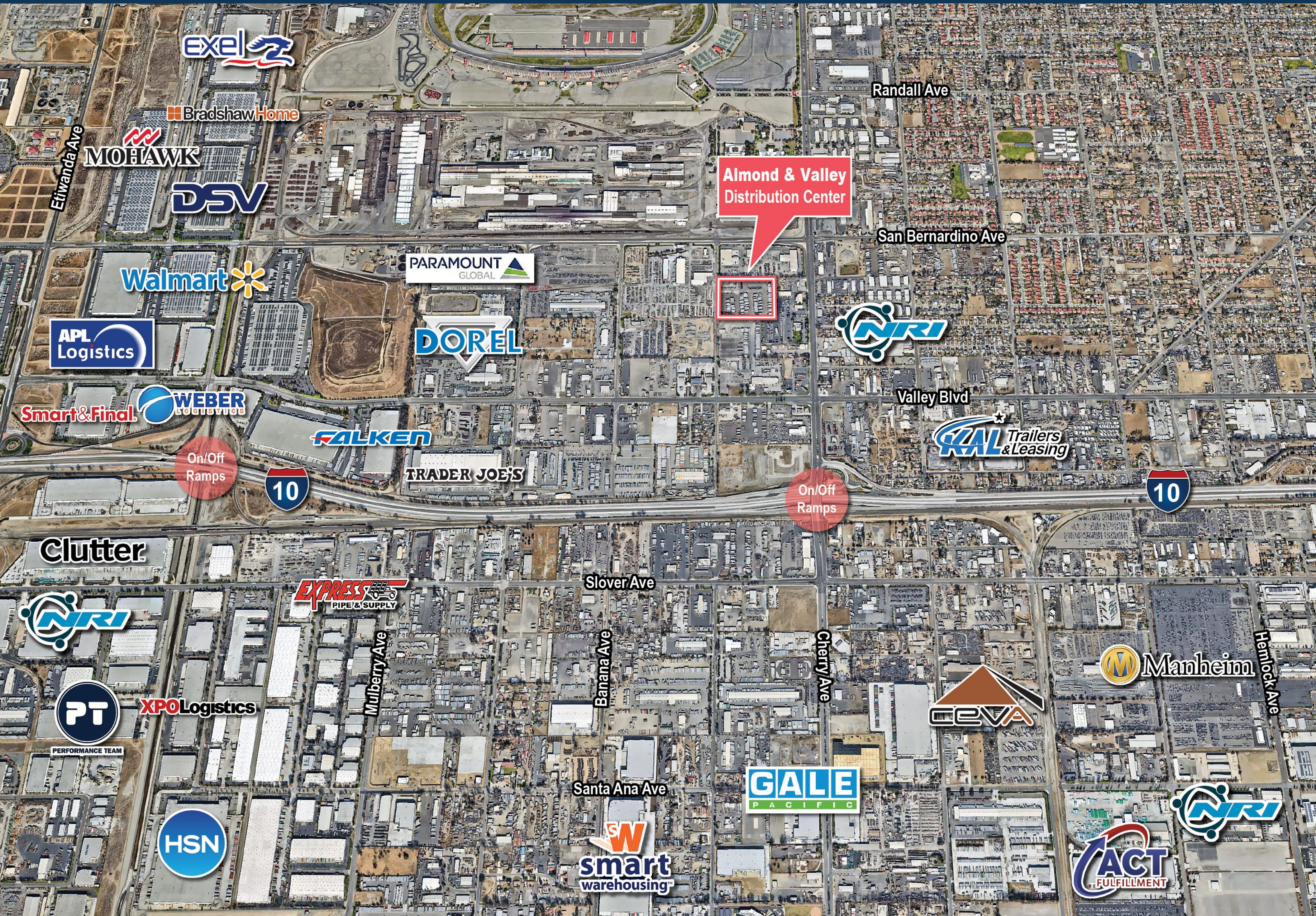
 **185'**  
Truck Court  
Depth

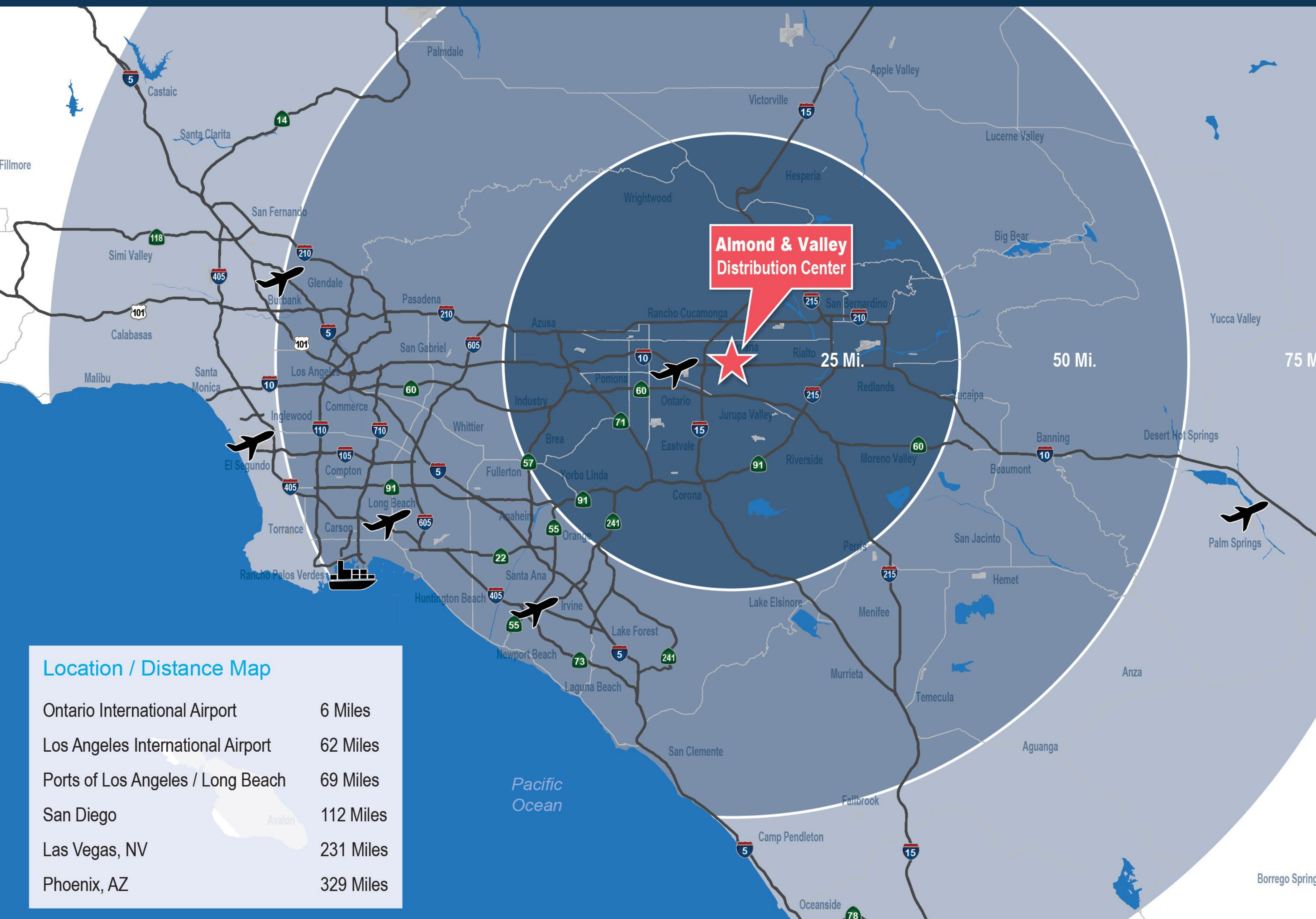
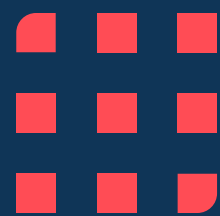




# Connectivity & Corporate Neighbors

Brookfield  
Properties





## Location / Distance Map

|                                   |           |
|-----------------------------------|-----------|
| Ontario International Airport     | 6 Miles   |
| Los Angeles International Airport | 62 Miles  |
| Ports of Los Angeles / Long Beach | 69 Miles  |
| San Diego                         | 112 Miles |
| Las Vegas, NV                     | 231 Miles |
| Phoenix, AZ                       | 329 Miles |

## WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

## 74M+

square feet of logistics space

## 550+

warehouse, distribution and cold storage properties

## 90M+

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



### Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features  
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier  
working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

Reduction in utility costs due to efficient design

## Net Zero by 2050

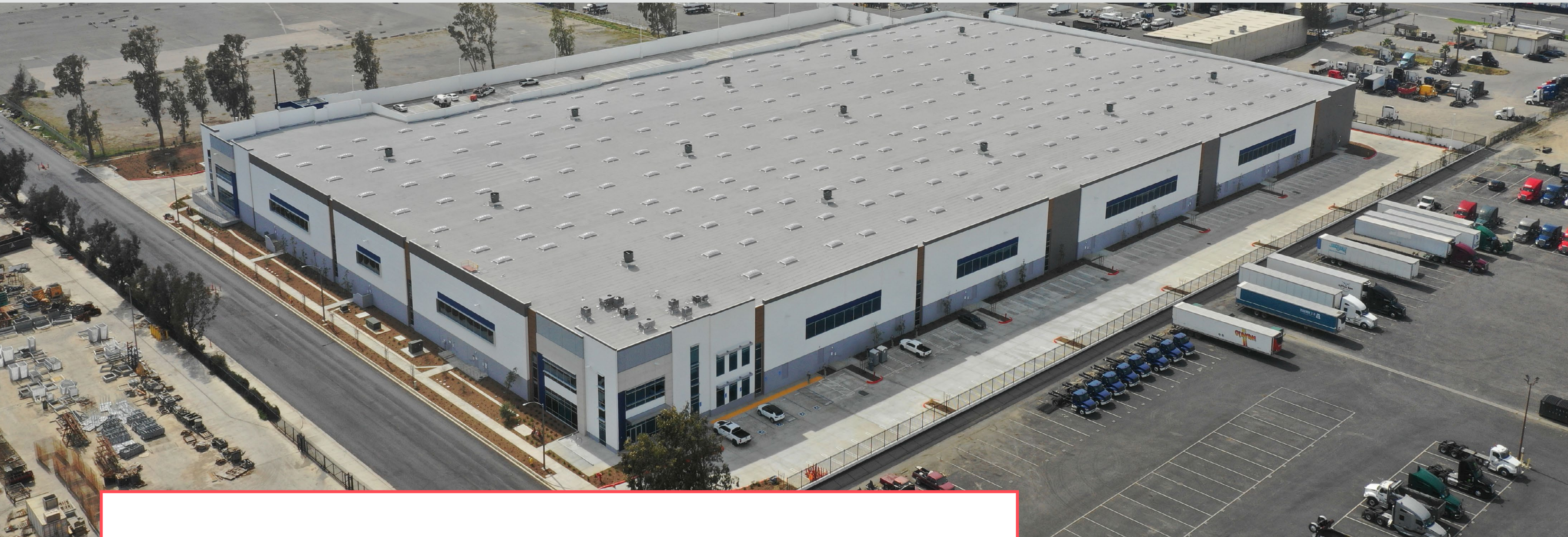
Brookfield Properties's commitment to carbon emissions reduction



# sustainability

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## Leasing Contacts

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## Brookfield Properties

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