

±198,900 SF INDUSTRIAL WAREHOUSE FOR LEASE

VINTAGE PARK EAST

11875 CABERNET DRIVE, FONTANA, CALIFORNIA

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REAL ESTATE SERVICES

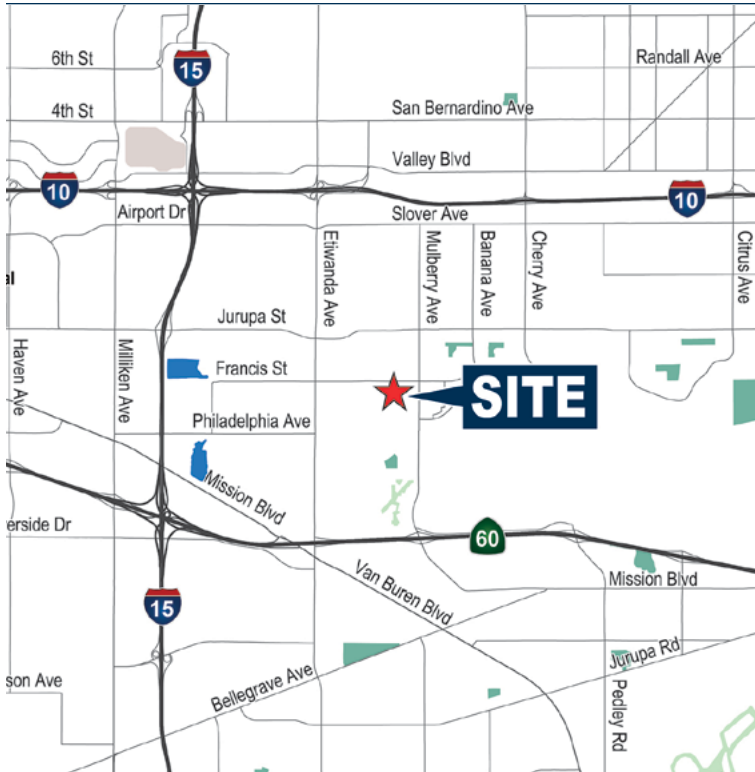
INSTITUTIONALLY OWNED BY:















11875 CABERNET DRIVE

FONTANA, CALIFORNIA

PROPERTY OVERVIEW



- | | | | |
|---|--|--|--|
|  ±198,900 SQUARE FOOT INDUSTRIAL WAREHOUSE |  ±10,120 SQUARE FOOT MAIN OFFICE AREA |  222' TRUCK COURT |  30' CLEARANCE HEIGHT |
|  38 DOCK HIGH DOORS W/ DOCK LEVELERS, LIGHTS, DOCK LOCKS & SHROUDS |  1 GROUND LEVEL RAMP |  48' X 60' TYPICAL COLUMN SPACING |  ESFR SPRINKLER SYSTEM K-17 HEADS |
|  LED WAREHOUSING LIGHTING W/ MOTION SENSORS |  1,600 AMPS, 277/480 VOLTS, 3 PHASE POWER |  NEW ROOF |  WHITE SCRIM FOIL |

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REAL ESTATE SERVICES

3280 E. GUAСТИ ROAD, SUITE 100 | ONTARIO | CALIFORNIA 91761 | VOITCO.COM

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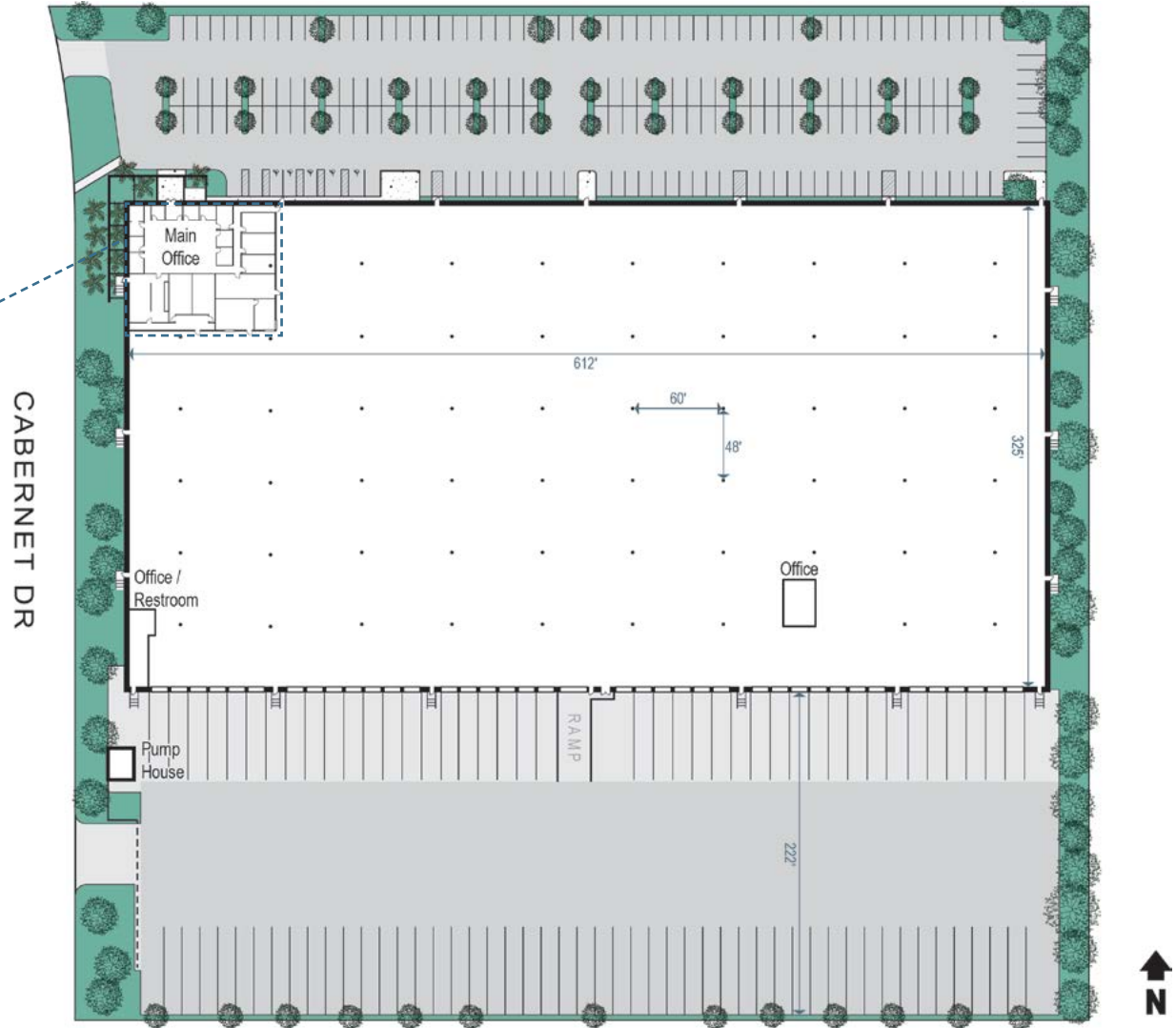
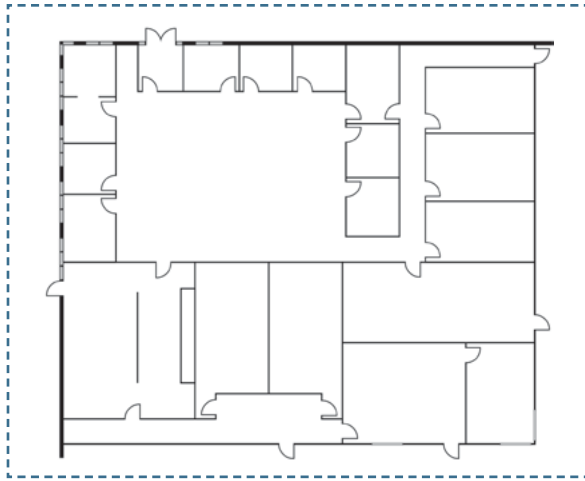
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11875 CABERNET DRIVE

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SITE PLAN

MAIN OFFICE AREA



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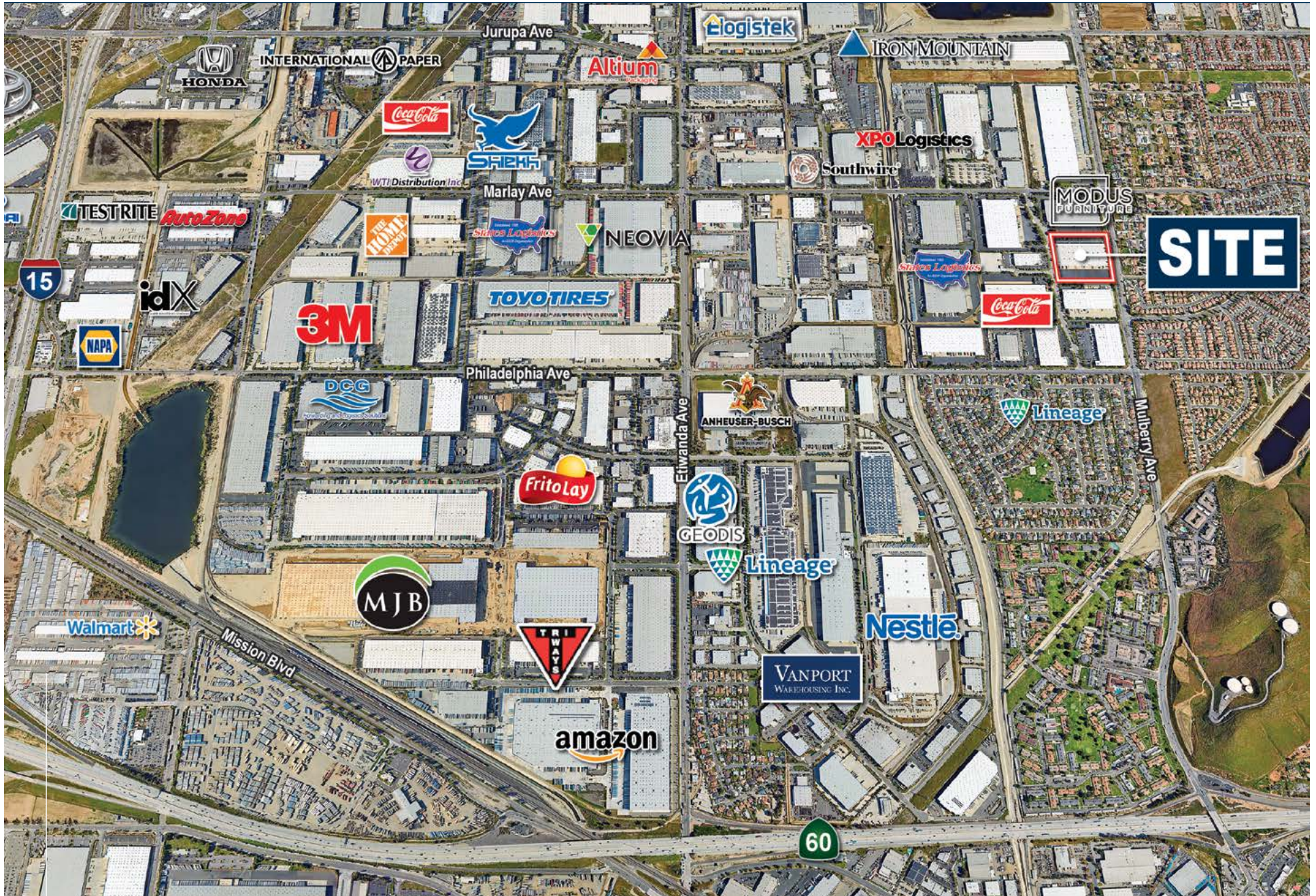
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11875 CABERNET DRIVE

FONTANA, CALIFORNIA

TENANT AERIAL



VINTAGE PARK EAST

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