



**212,660 SF AVAILABLE FOR LEASE**

**15996 JURUPA AVE, FONTANA, CALIFORNIA**

**PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE**

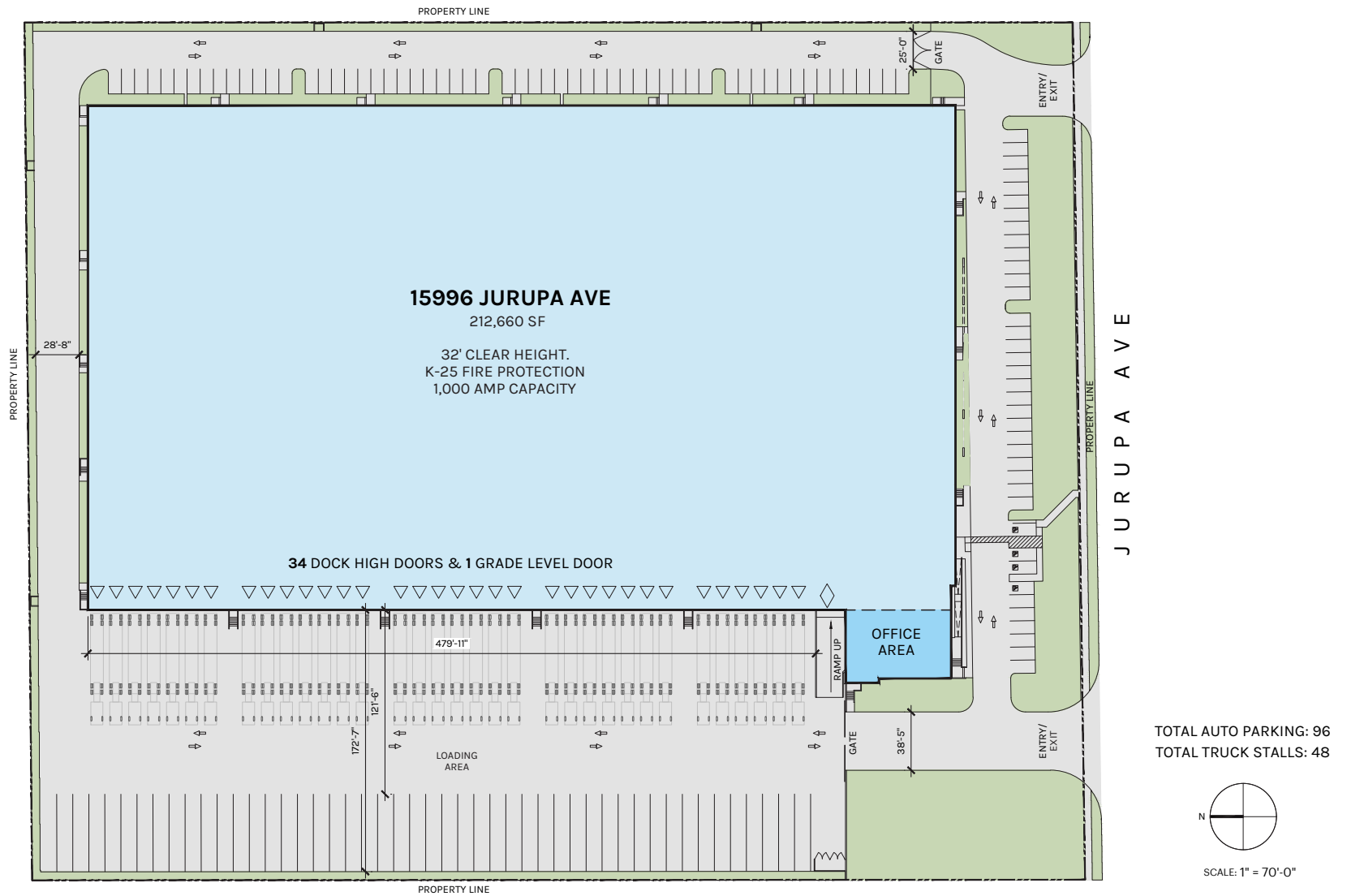


## Property Highlights

- **Ground Floor Office: 2,656 SF**
- **Mezzanine Office: 3,248 SF**
- **Zoning: I-L (Light Industrial)**
- **Land Acres/ SF: 9.73 Acres/ 423,874 SF**
- **Clear Height: 32'**
- **Dock High Doors: 34 (17 pit levelers, 17 EOD levelers)**
- **Grade Level Doors: 1**
- **Trailer Parking: 48 (51' x 10') Stalls**
- **Auto Parking: 96 Spaces**
- **Fire Protection: ESFR (K-25)**
- **Electrical: 1,000 Amps Capacity**







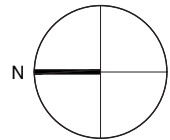
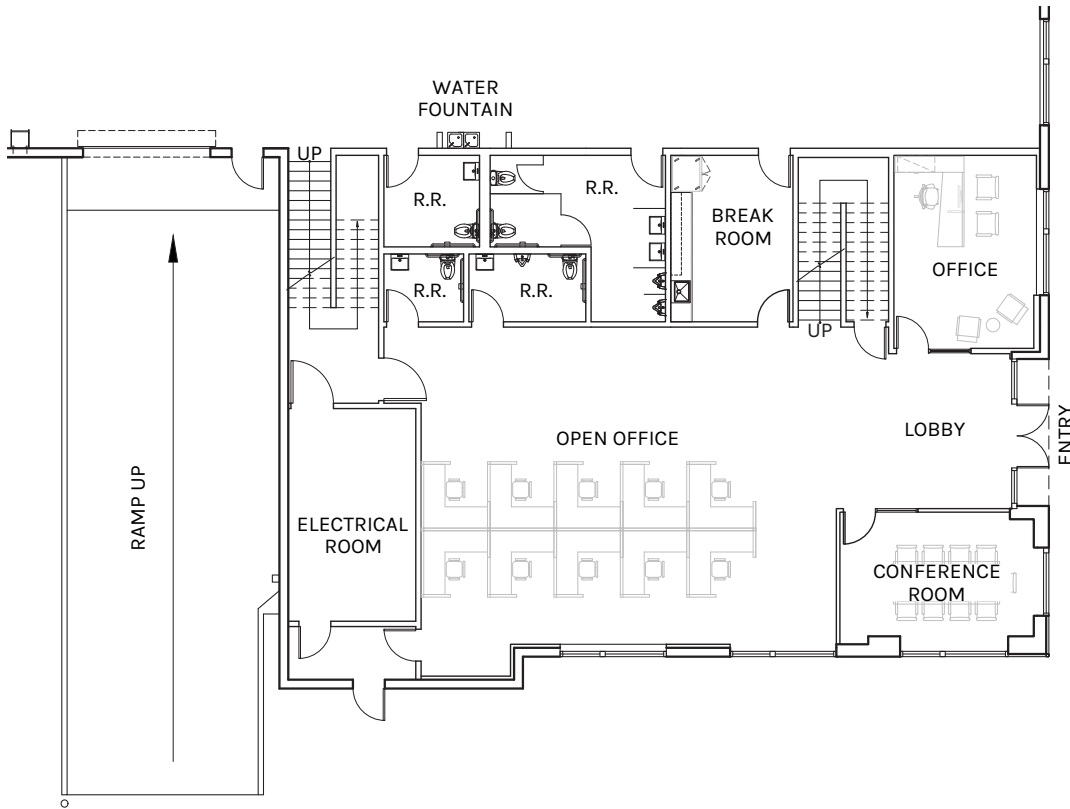
**WAREHOUSE**  
206,756 SF

**OFFICE**  
5,904 SF

**TOTAL**  
212,660 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



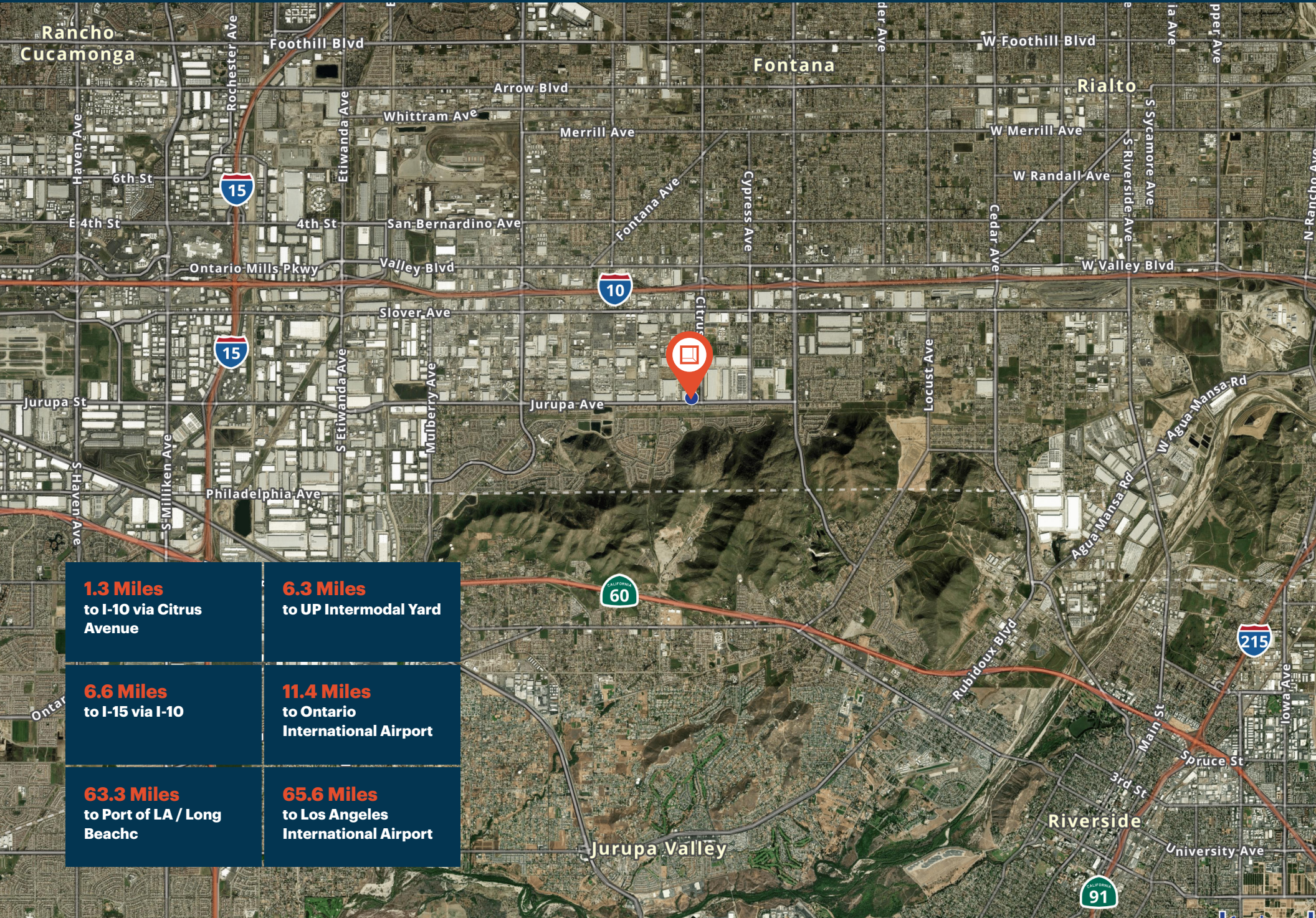


SCALE: 1" = 20'-0"

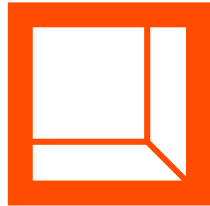
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<b>1.3 Miles</b> to I-10 via Citrus Avenue	<b>6.3 Miles</b> to UP Intermodal Yard
<b>6.6 Miles</b> to I-15 via I-10	<b>11.4 Miles</b> to Ontario International Airport
<b>63.3 Miles</b> to Port of LA / Long Beach	<b>65.6 Miles</b> to Los Angeles International Airport



**Rexford  
Industrial**

## Leasing Contacts

**MARK ZORN**

Vice Chairman  
909.937.6318  
mark.zorn@colliers.com  
LIC # 01303982

**CORY WHITMAN, SIOR**

Vice Chairman  
909.937.6363  
cory.whitman@colliers.com  
LIC # 01876150

**JESSICA HUFF**

Industrial Specialist  
909.937.6377  
jessica.huff@colliers.com  
LIC # 02216368



3546 Concours, Suite 150, Ontario, CA 91764  
colliers.com

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