

FOR LEASE

±186,118 SF

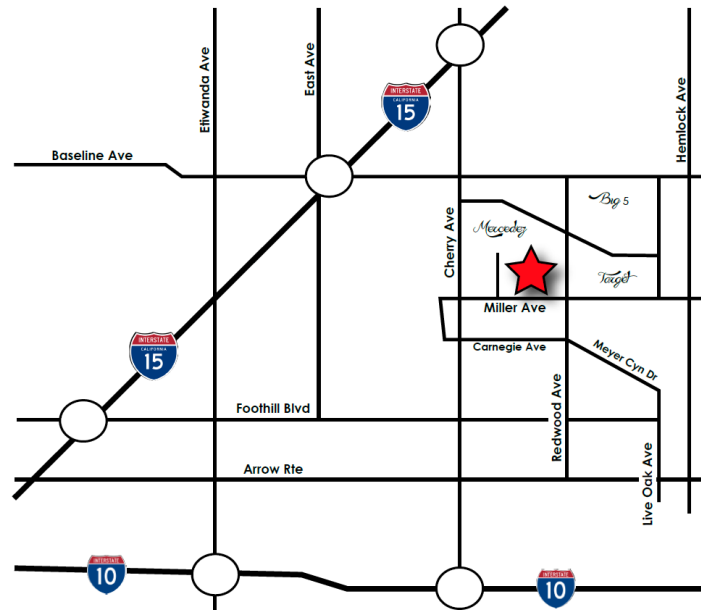
14650

MILLER AVE FONTANA, CA



PROPERTY HIGHLIGHTS

- Total SF Available ±186,118
- Divisible to ±113,468 SF
- Total Office Area ±8,666 SF Includes Warehouse Rest Rooms
- Suite 100 Office: ±1,172 SF
- Suite 200 Office: ±7,494 SF
- Land Area 9.25 Acres
- 20 DH Doors & 2 GL Doors
- ±69 Trailer Stalls for 53' Containers (possible)
- 30' Clear Height
- Column Spacing 48'x60'
- ±200' All Concrete Truck Court
- Parking Stalls: 256
- Zoning: BP3 - City of Fontana
- Concrete Tilt-up Construction
- ESFR Sprinkler System Upgrade in Process
- 3,000 Amps Total Suite 100: 1,800 Amps
- Lighting: HID & T-8 Fluorescent
- Roof & Skylights (New 2011)
- HVAC (±493 tons distributed to warehouse and office)
- Net Charges ±\$0.115/SF
- **Shown By Appointment Only**



For more information, contact:

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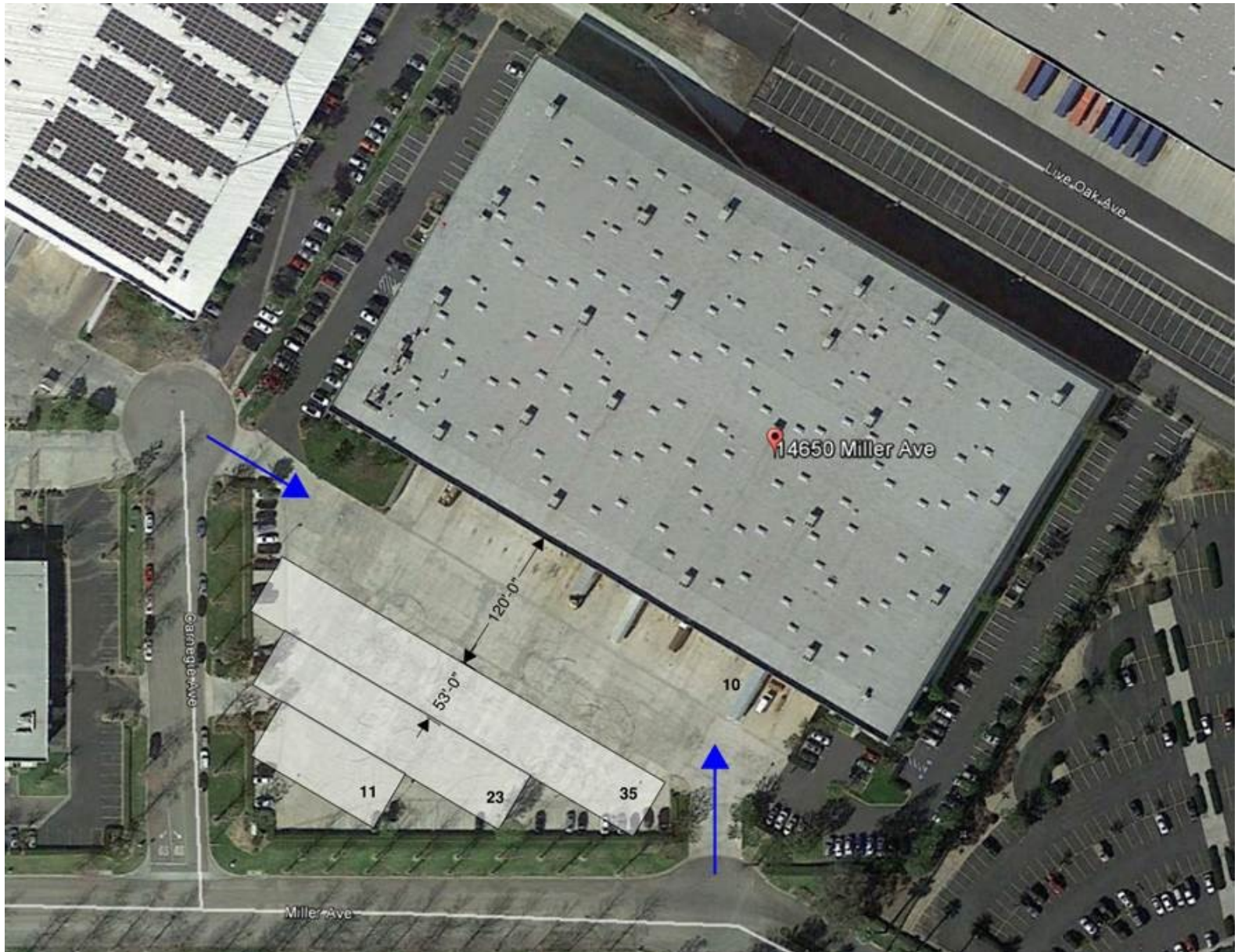
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TRAILER STORAGE CAPACITY FOR APPROXIMATELY 69 - 53' CONTAINERS



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