

±242,034 SF FREESTANDING  
INDUSTRIAL BUILDING  
SITUATED ON 10.92 ACRES



ANOTHER PROJECT BY:  
**ALERE**  
Property Group LLC

11751

INDUSTRY AVENUE  
FONTANA | CA

## FOR LEASE



242,034 SF  
SQUARE FEET



2,254  
OFFICE SF



32 ft  
CLEAR HEIGHT



46  
DOCK HIGH DOORS

FOR MORE INFORMATION PLEASE CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

INDUSTRIAL PROPERTY

11751  
INDUSTRY AVENUE  
FONTANA | CA

## PROPERTY HIGHLIGHTS

- 242,034 SF Available (divisible)
- 2,254 SF Office Space (expandable)
- 46 DH Doors (9'x10'), All Doors with Dock Seals, 17-40,000 lb Levelers, Dock Loks (with red/green lights), Brush Kits, Toe Guards, Swing Arm LED Lights
- 2 GL Doors (12'x14')
- 32' Clearance
- ESFR Sprinklers (K-25; 42 PSI)
- 175' Depth Truck Court
- 87 Trailer Parking
- 70 Associates Parking
- 800 amps (expandable), (277/480 Volts)
- 7" Concrete Slab
- Secured/Private Yard
- 3% Skylights

## PROPERTY HIGHLIGHTS CONT.

- Corporate Neighbors Include: UPS, Wal-Mart, Nestle, Staples, Home Depot, General Motors
- Food-Grade Improvements: 18" Wide Gravel Band Around Exterior, 15' Wide White Interior Perimeter Stripe Around Building, Dock and Man Door Sweeps and Seals
- MM-80 In all Floor Joints
- Guard Railing Around Office Exterior
- ±600 SF Air Conditioned Shipping/Receiving Office
- Separate, Secured Driver's Entrance
- IT Room with Split System Air Conditioning
- Interior Floor Scrubber Dump with Drain, Hose Bib
- Battery Charging Area for 28 Chargers, 30 Amp, 480V, 3 Phase and Epoxy Floors and Eye Wash Station
- T5 Warehouse Lighting with Motion Sensors at 25 FC Illumination-Shatter-Proof Bulbs/Lenses and Wire Guards on all Fixtures to Meet Food Grade Compliance



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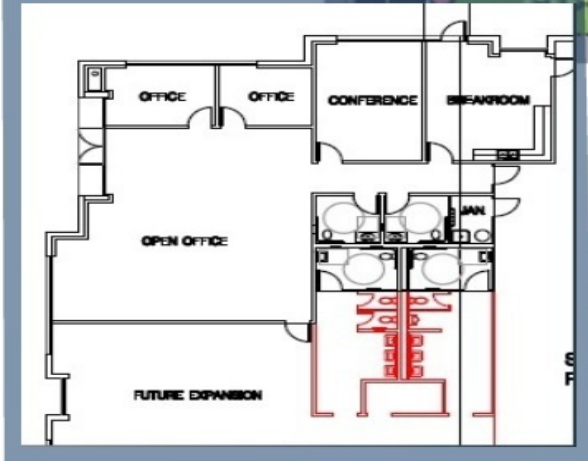
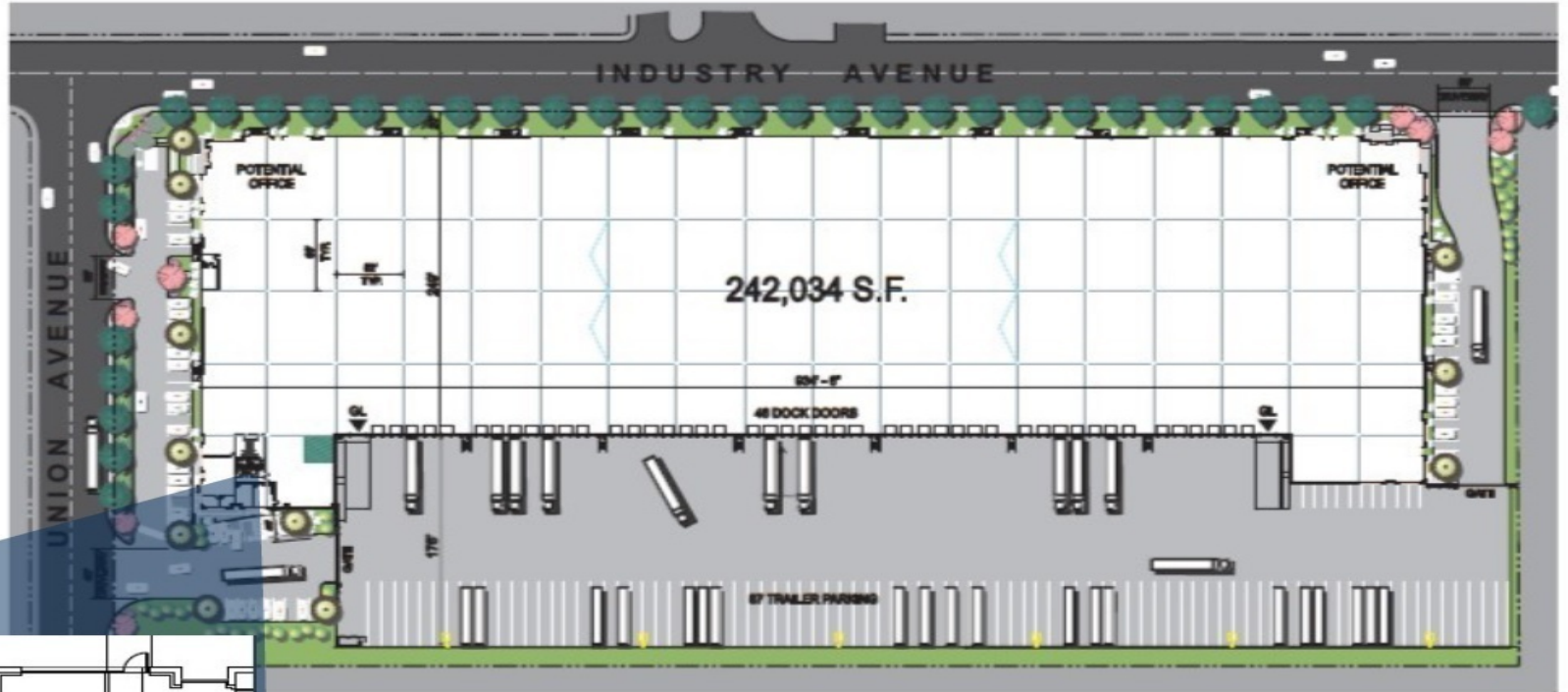
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