

FREESTANDING INDUSTRIAL BUILDING SITUATED ON 10.92 ACRES

FOR LEASE
±242,034 SF

11751 INDUSTRY AVENUE | FONTANA | CA

ALERE
PROPERTY GROUP LLC

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, CONTACT:

RICHARD C. JOHN | SIOR
EXECUTIVE VICE PRESIDENT
P: 909.912.0001 | M: 949.378.4661
rj@daumcommercial.com
CABRE #00800783

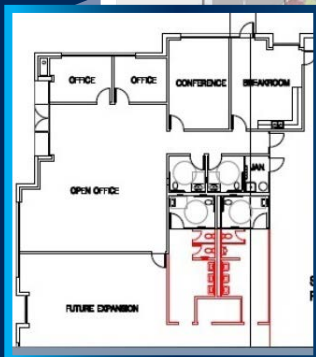
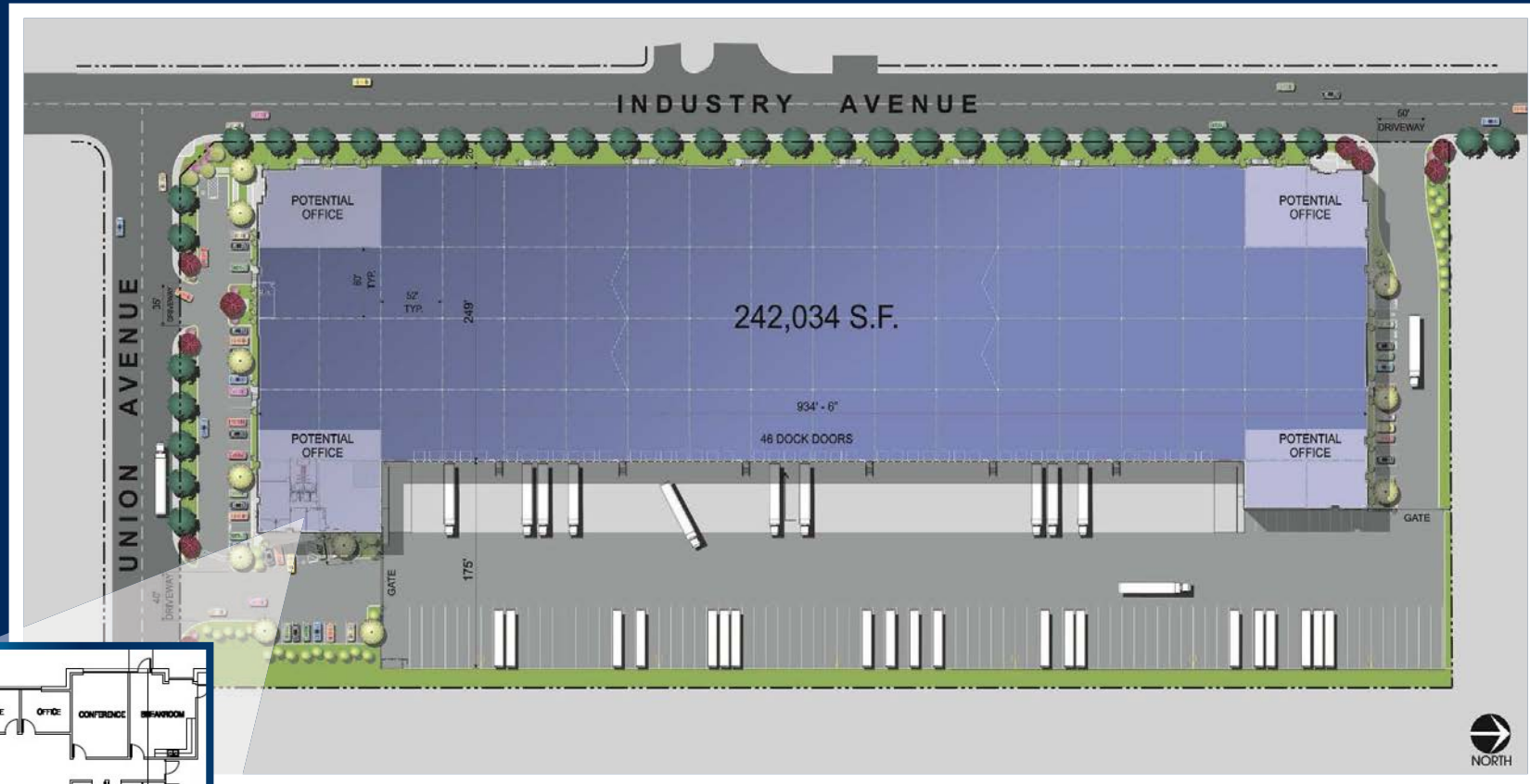
KEN ANDERSEN | CCIM | SIOR
SENIOR VICE PRESIDENT
P: 909.912.0002 | M: 949.350.3933
ken.andersen@daumcommercial.com
CABRE #00902084

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

ONCOR INTERNATIONAL | www.daumcommercial.com

FOR LEASE
±242,034 SF INDUSTRIAL

SITE PLAN



FOR MORE INFORMATION, CONTACT:

RICHARD C. JOHN | SIOR
EXECUTIVE VICE PRESIDENT
P: 909.912.0001 | M: 949.378.4661
rj@daumcommercial.com
CABRE #00800783

KEN ANDERSEN | CCIM | SIOR
SENIOR VICE PRESIDENT
P: 909.912.0002 | M: 949.350.3933
ken.andersen@daumcommercial.com
CABRE #00902084



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

ONCOR INTERNATIONAL | www.daumcommercial.com

FOR LEASE
±242,034 SF INDUSTRIAL

11751 INDUSTRY AVE.
FONTANA, CA

PROPERTY OVERVIEW

HIGHLIGHTS



242,034 SF
AVAILABLE



3,820 SF
OFFICE SQUARE FEET



32 FT
CLEARANCE HEIGHT



46
DOCK HIGH DOORS

DESCRIPTION

- 242,034 SF Available (divisible)
- 3,820 SF Office Space (expandable)
- 46 DH Doors (9'x10')
- All Doors with Dock Seals
- 21-40,000 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
- 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
- LED Warehouse Lighting with Motion Sensors at 25 FC Illumination-Shatter-Proof Bulbs/Lenses and Wire Guards on all Fixtures to Meet Food Grade Compliance

FOR LEASE
±242,034 SF INDUSTRIAL

11751 INDUSTRY AVE.
FONTANA, CA

AREA MAP



ALERE
PROPERTY GROUP LLC

**SHOWING INSTRUCTIONS
FOR INDUSTRY AVENUE | FONTANA, CA**

Contact:

Gloria Kubota | Tenant Services Manager
Unire Real Estate Group, Inc.
1800 East Imperial Highway | Suite 205 | Brea, CA 92821
T: 714.990.2100 | D: 714.255.5689F: 714.990.2120
Email: kubota@UnireGroup.com

ENTER SEC OF BUILDING

Contact on Site:
Jason Bauman

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE
±242,034 SF

**11751 INDUSTRY AVENUE
FONTANA | CALIFORNIA**

FOR MORE INFORMATION, CONTACT:

RICHARD C. JOHN | SIOR
EXECUTIVE VICE PRESIDENT
P: 909.912.0001 | M: 949.378.4661
rj@daumcommercial.com
CABRE #00800783

KEN ANDERSEN | CCIM | SIOR
SENIOR VICE PRESIDENT
P: 909.912.0002 | M: 949.350.3933
ken.andersen@daumcommercial.com
CABRE #00902084

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558

ONCOR INTERNATIONAL | www.daumcommercial.com