

FOR LEASE 143,186 SF

DIVISIBLE: 66,104 SF & 77,082 SF



# SPACE CENTER FONTANA

11070 MULBERRY AVENUE | FONTANA, CA 92337



FOR MORE INFORMATION, CONTACT:

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# AREA MAP





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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**LINK**



**PROXIMITY TO 10, 15 & 60 FWYS**



**13 MINS TO ONTARIO AIRPORT**



**EASY FWY ACCESS**



**ONTARIO INTL AIRPORT**

## LOCATION HIGHLIGHTS

### COMMUTER RAIL DRIVE DISTANCE

East Ontario Commuter Rail  
(Riverside Line)

12 min | 5.2 mi

Rancho Cucamonga Commuter Rail  
(San Bernardino Line)

12 min | 5.9 mi

### AIRPORT DRIVE DISTANCE

Ontario International Airport

13 min | 7.4 mi

Google



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## PROPERTY HIGHLIGHTS

- ±5,667 Square Feet of Total Office Space
- (±4,128 SF at East End & ±1,539 SF at West end)
- 25 Dock High Doors (9'x11')
- 9 w/Load Levelers, 7 w/Edge of Dock Plates
- 2 Ground Level Doors (12'x14')
- 26' Minimum Clearance
- 1600 Amps of Well Distributed Power
- 480/277 Volt, 3 Phase Power
- Upgraded Sprinkler Density to .80/2000, Can Accommodate up to 25' High Storage of Group "A" Cartoned, Unexpanded/ Expanded Plastics
- ±140' Truck court w/Fully Secured Yard
- 60' Concrete Truck Apron
- Racking & Conveyor System Not Included - Opportunity to Purchase
- Situated on ±6.95 Acres of Land
- Excellent Access to the 10, 15 & 60 Freeways
- Divisible to ±66,104 SF and ±77,082 SF

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143,186 SF  
BLDG. SIZE  
DIVISIBLE



5,667 SF  
OFFICE



1600 AMPS  
POWER



21  
DH DOORS  
EXPANDABLE



2  
GL DOORS



140'  
TRUCK  
COURT

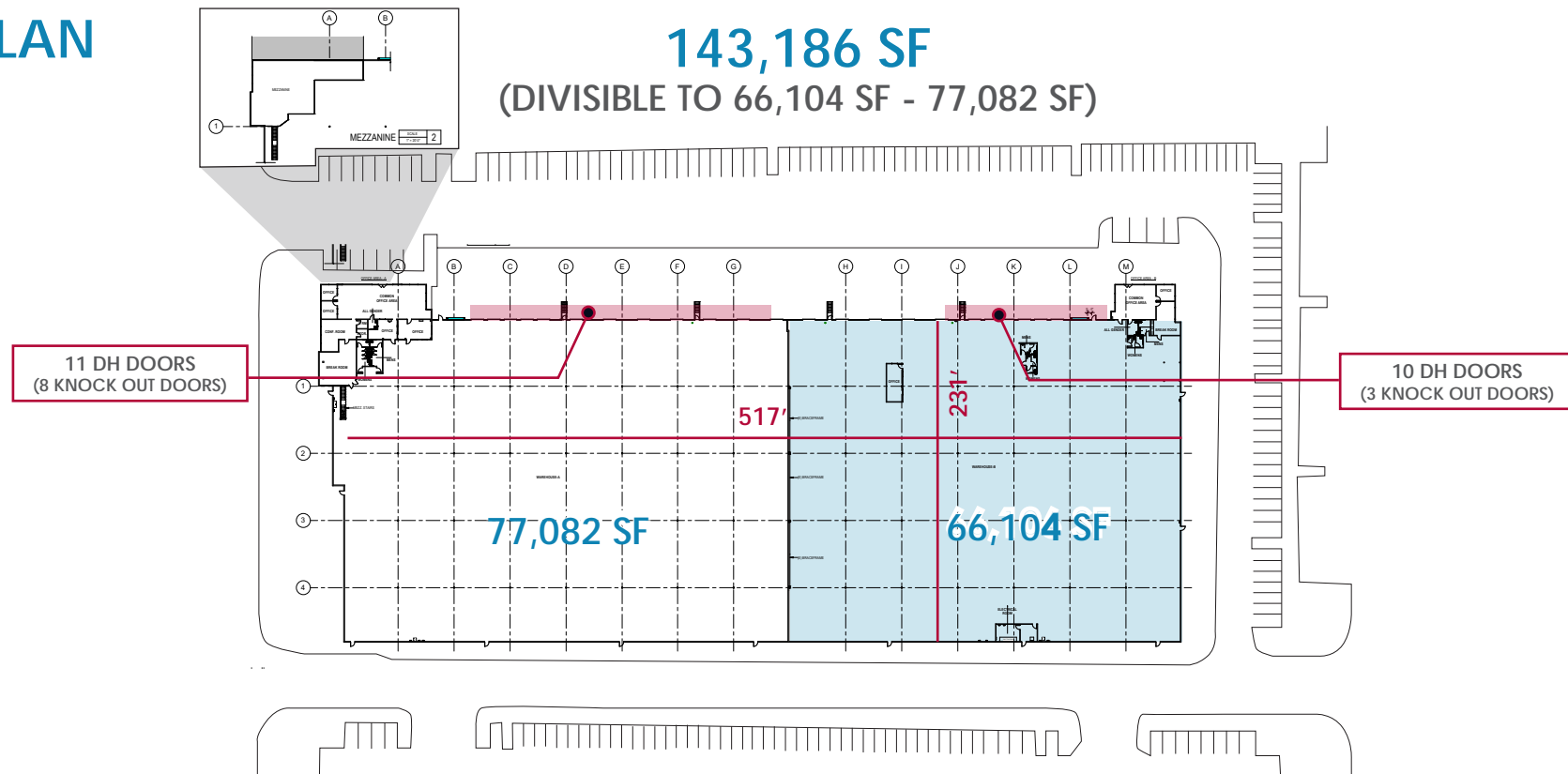
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## SITE PLAN



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