

FOR LEASE

Owned and Operated by  **LINK**

SPACE CENTER FONTANA

11070 Mulberry Avenue, Fontana, CA 92337



±77,082 SF

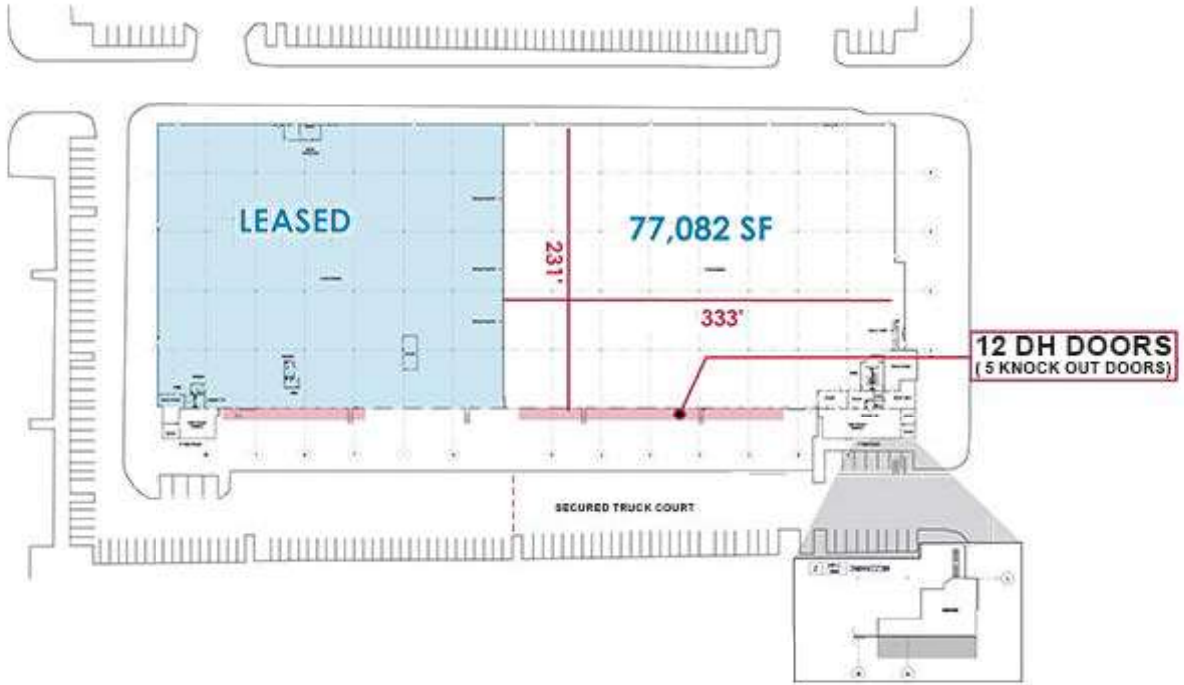


**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



BUILDING AND SITE HIGHLIGHTS

Building Size:	77,082 SF (POLB 143,186 SF)
Acres:	±6.95 Acres of Land
Office:	4,128 SF
Dock & Drive-Ins:	12 Dock High Doors (9'x11') (Additional Dock Doors Possible) 6 w/Load Levelers 5 Knock Out Dock High Doors 1 Ground Level Door (12'x14')

Sprinklers:	Upgraded Sprinkler Density to .80/2000, Can Accommodate up to 25' High Storage of Group "A" Cartoned, Unexpanded/ Expanded Plastics
Location:	Excellent Access to the 10, 15, & 60 Freeways
Power:	400 Amps 277/480 V3 Phase
Clear Height:	26'
Parking:	±140' Truck court w/Fully Secured Yard 60' Concrete Truck Apron
Truck Yard Depth:	135'

LOCATION

Zip	92337
Submarket	Airport Area
Submarket Cluster	Inland Empire W
Location Type	Suburban
Market	Inland Empire CA
County	San Bernardino
State	California
CBSA	Riverside-San Bernardino-Ontario, CA
DMA	LA, CA-NV
Country	United States

FREEWAYS

Interstate 10	0.3 mile
Interstate 15	3.7 miles
Interstate 210	4.8 miles
Interstate 60	2.8 miles

PORTS

Port of Long Beach	67 miles
Port of Los Angeles	69 miles

AIRPORTS

Ontario Intl. Airport	5 miles
LAX	61 miles
Long Beach Airport	57 miles

