



AVAILABLE FOR LEASE



59,775 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

10509 Business Drive | Fontana, CA



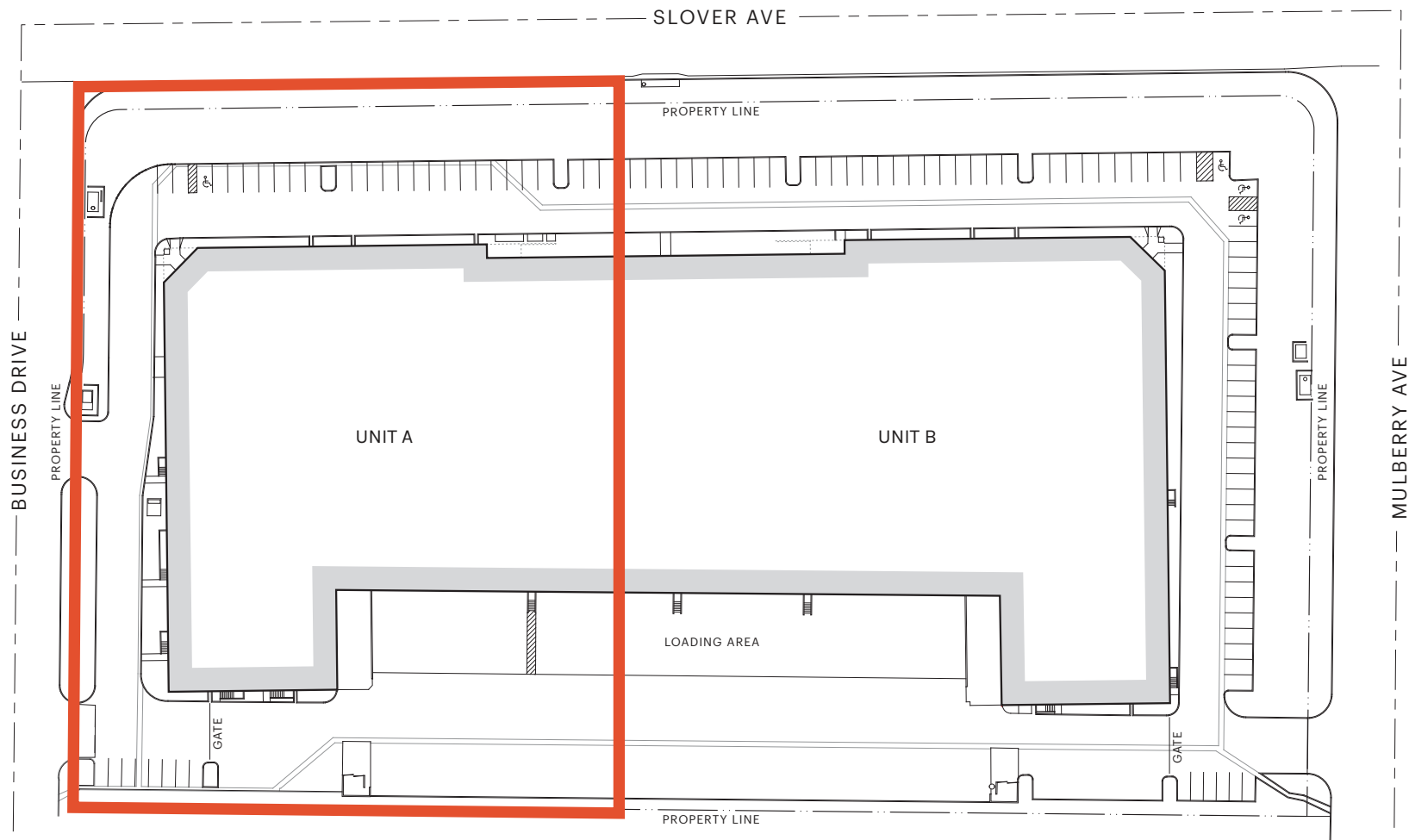
**Rexford
Industrial**

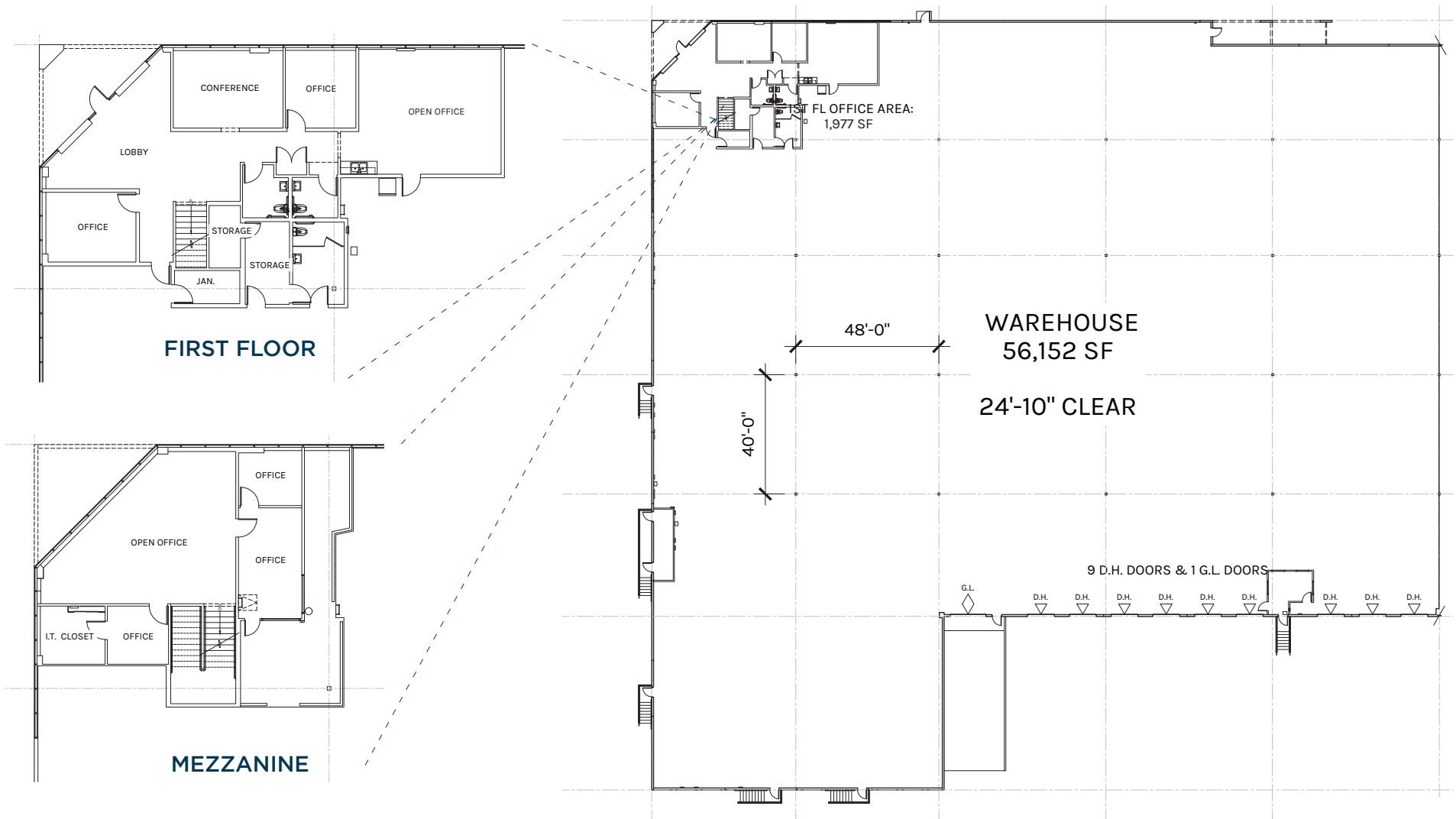
DAUM
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Located in Sierra Gateway Business Park
- Quality Tilt-Up Construction
- Dock Levelers and Dock Seals
- 9 South Facing Dock High (9'x10') Doors
- Reinforced Concrete Truck Apron
- 1 Ground Level Door (12'x14')
- 24'-10" Minimum Ceiling Clearance
- 800 Amps, 277/480 Volt, 3 Phase, 4 Wire Power
- High Hazard Fire Sprinklers: .60 GPM/3,000 SF
- Secured Yard Area
- Typical Bay Spacing 40'x48'
- 4,000 SF of Offices (Expandable)
- Skylights: 2% of Roof Area
- Easy Access to I-10 and I-15 Freeways





WAREHOUSE
56,152 SF

1st FLOOR OFFICE
1,977 SF

**MEZZANINE
OFFICE**
1,654 SF

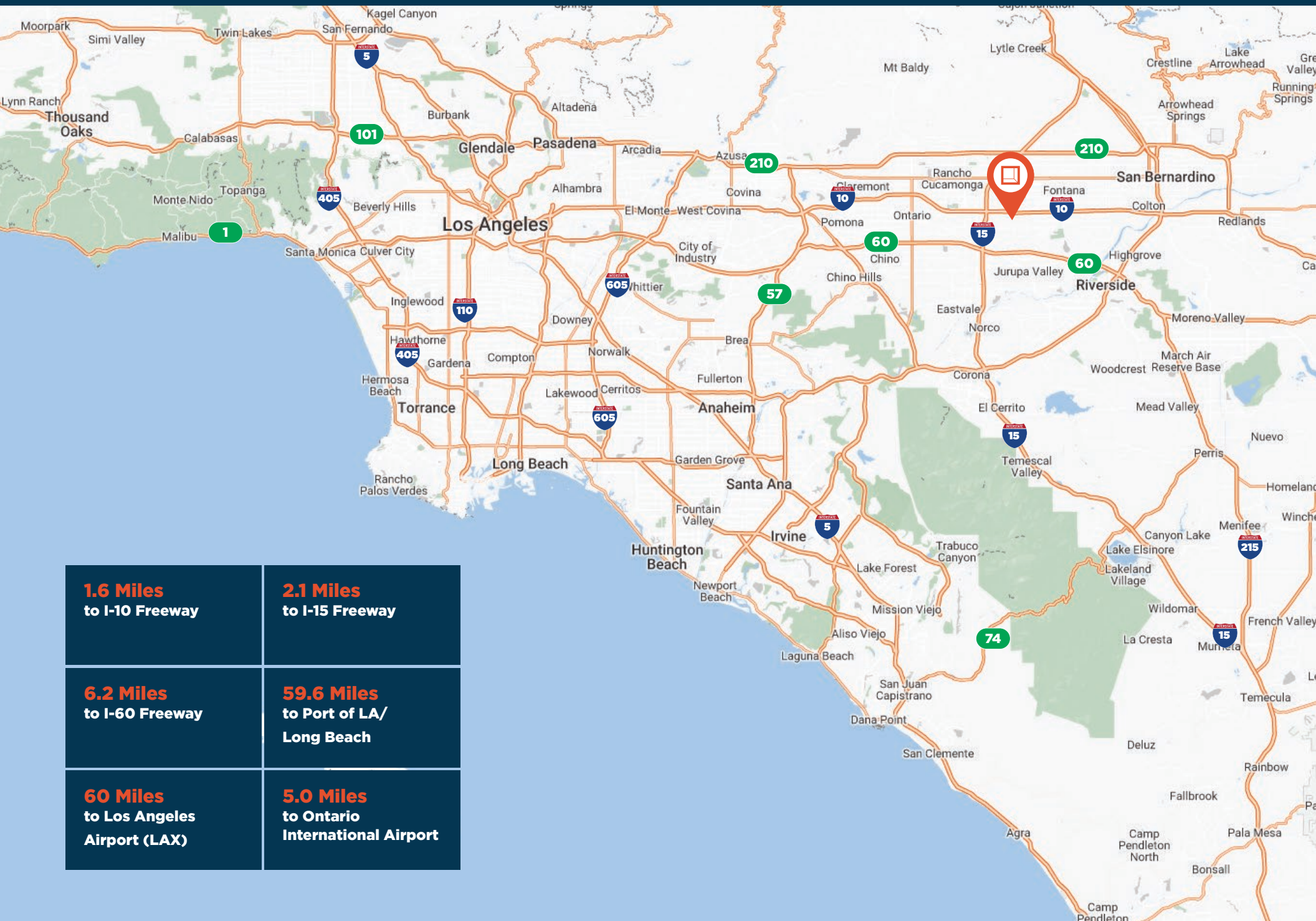
TOTAL
59,775 SF





Location

10509 BUSINESS DRIVE
UNIT A



**1.6 Miles
to I-10 Freeway**

**2.1 Miles
to I-15 Freeway**

**6.2 Miles
to I-60 Freeway**

59.6 Miles
**to Port of LA/
Long Beach**

60 Miles
to Los Angeles
Airport (LAX)

5.0 Miles
to Ontario
International Airport



**Rexford
Industrial**

Leasing Contacts

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