±58,421 - ±72,367 - ±130,788 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

10509 Business Drive | Fontana, CA

Rexford Industrial

DAUM
COMMERCIAL REAL ESTATE SERVICES

Building Features

10509 BUSINESS DRIVE
UNIT A & B

PROPERTY HIGHLIGHTS

- Located in Sierra Gateway Business Park
- Quality Tilt-Up Construction
- Edge of Dock Levelers
- Up to 21 South Facing Dock High (9'x10') Doors
- Reinforced Concrete Truck Apron
- Up to 2 Ground Level Doors (12'x14')
- 24ft Minimum Ceiling Clearance (Verify)
- 800 Amps, 277/480 Volt, 3 Phase, 4 Wire Power (Verify)
- ESFR Sprinklers (K-25 Heads)
- Secured Yard Area with full drive around access (Business Dr. to Mulberry Ave.)
- Typical Bay Spacing 40'x48'
- Up to 9,448 SF of total Offices
- Skylights: 2% of Roof Area
- Zoning: General Industrial District of the Fontana Gateway Specific Plan (Verify uses)
- Easy Access to I-10 and I-15 Freeways
- Showings by appointment only.

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Building Features

10509 BUSINESS DRIVE
UNIT A & B

	UNIT A	UNIT B	UNIT A + B
TOTAL SQUARE FEET	±58,421	±72,367	±130,788
OFFICE	±3,698	±5,750 SF	±9,448
GROUND LEVEL DOORS	1	1	2
DOCK HIGH DOORS	9	12	21
CLEAR HEIGHT	24ft Minimum Ceiling Clearance		
POWER	800 Amps, 277/480 Volt, 3 Phase, 4 Wire		
SPRINKLERS	ESFR Sprinklers (K-25 Heads)		

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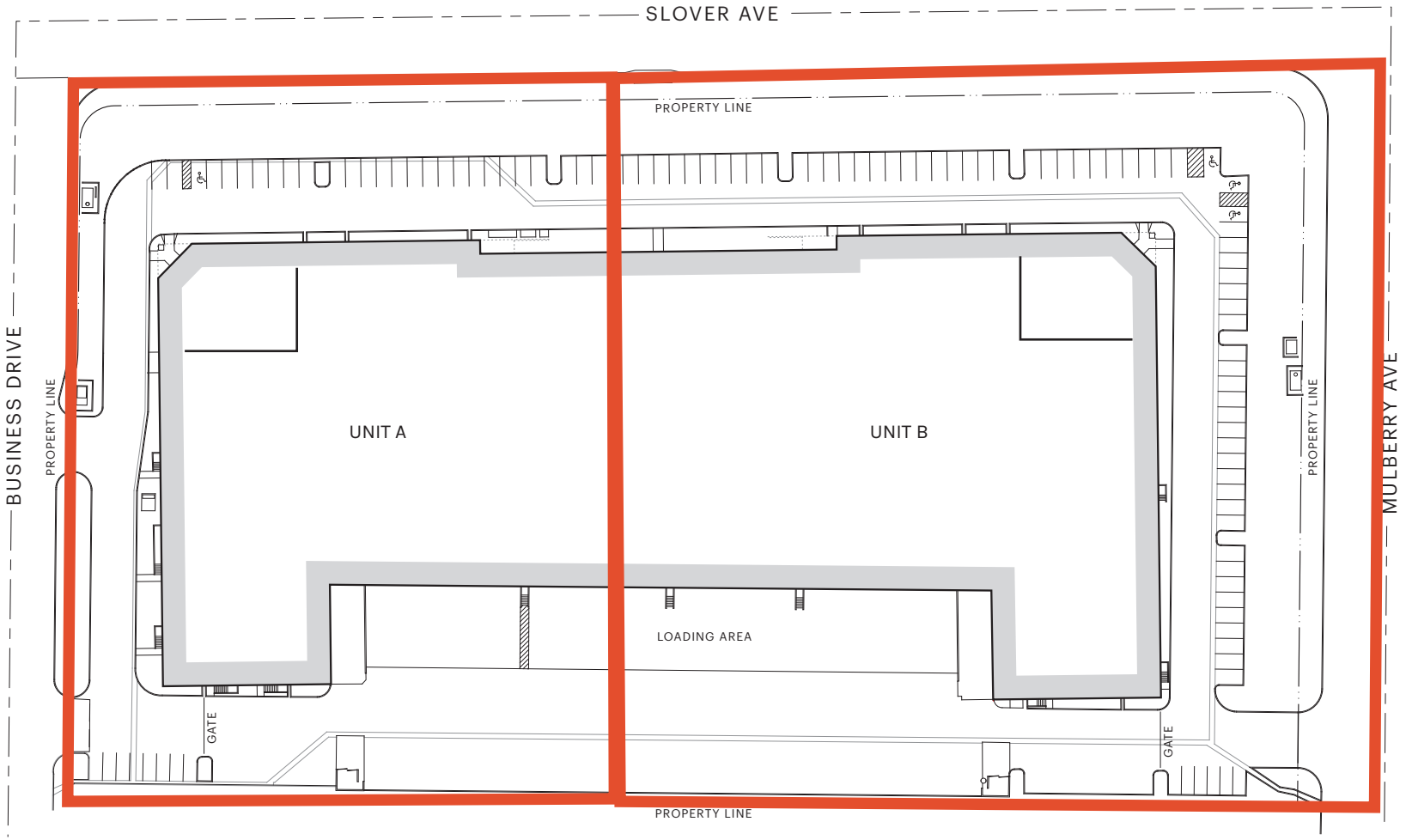
Site Plan

10509 BUSINESS DRIVE
UNIT A & B



UNIT A & B
±130,788 SF

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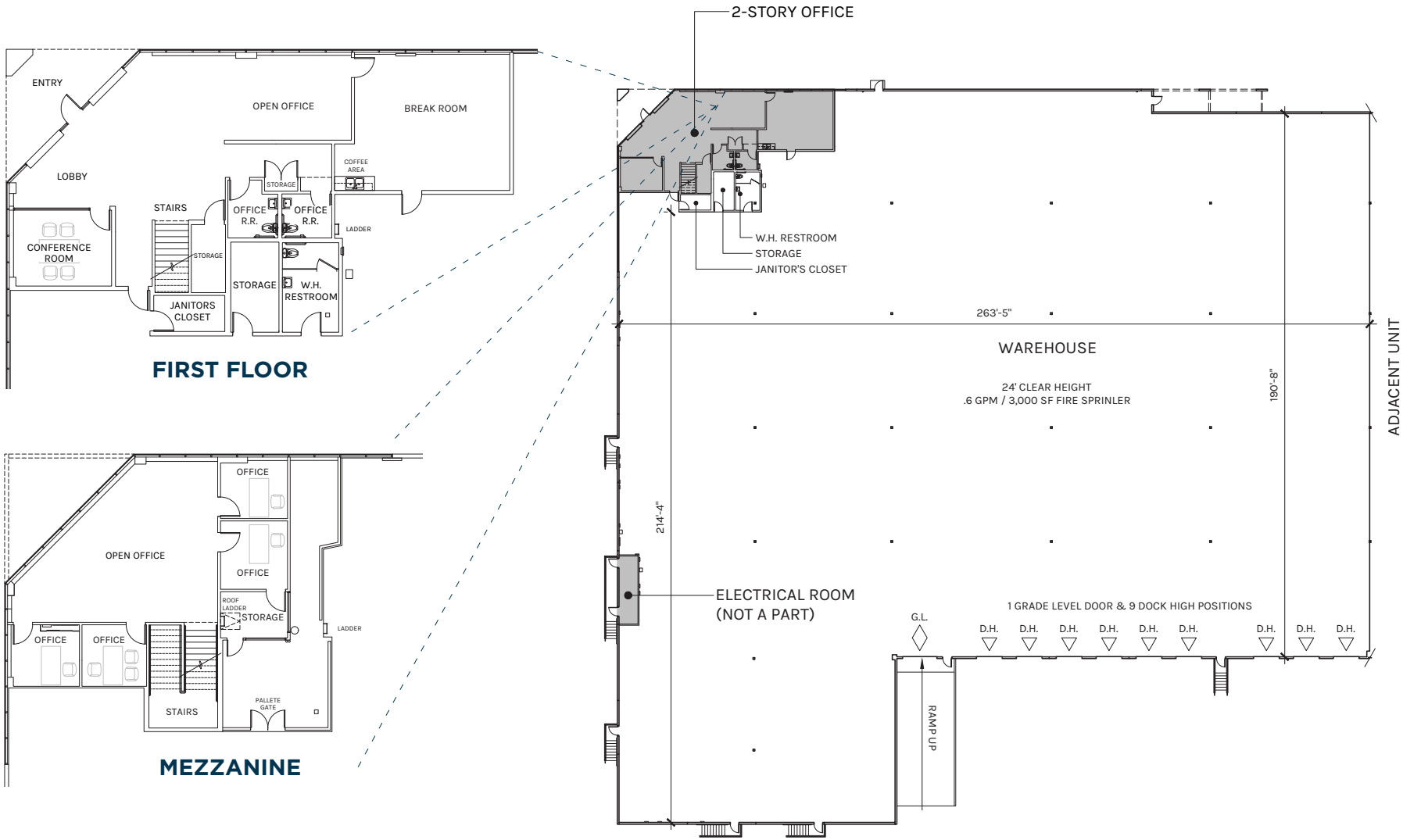
Floor Plan

10509 BUSINESS DRIVE
UNIT A



WAREHOUSE	1st FLOOR OFFICE	MEZZANINE OFFICE	TOTAL
±54,723 SF	±2,040 SF	±1,658 SF	±58,421 SF

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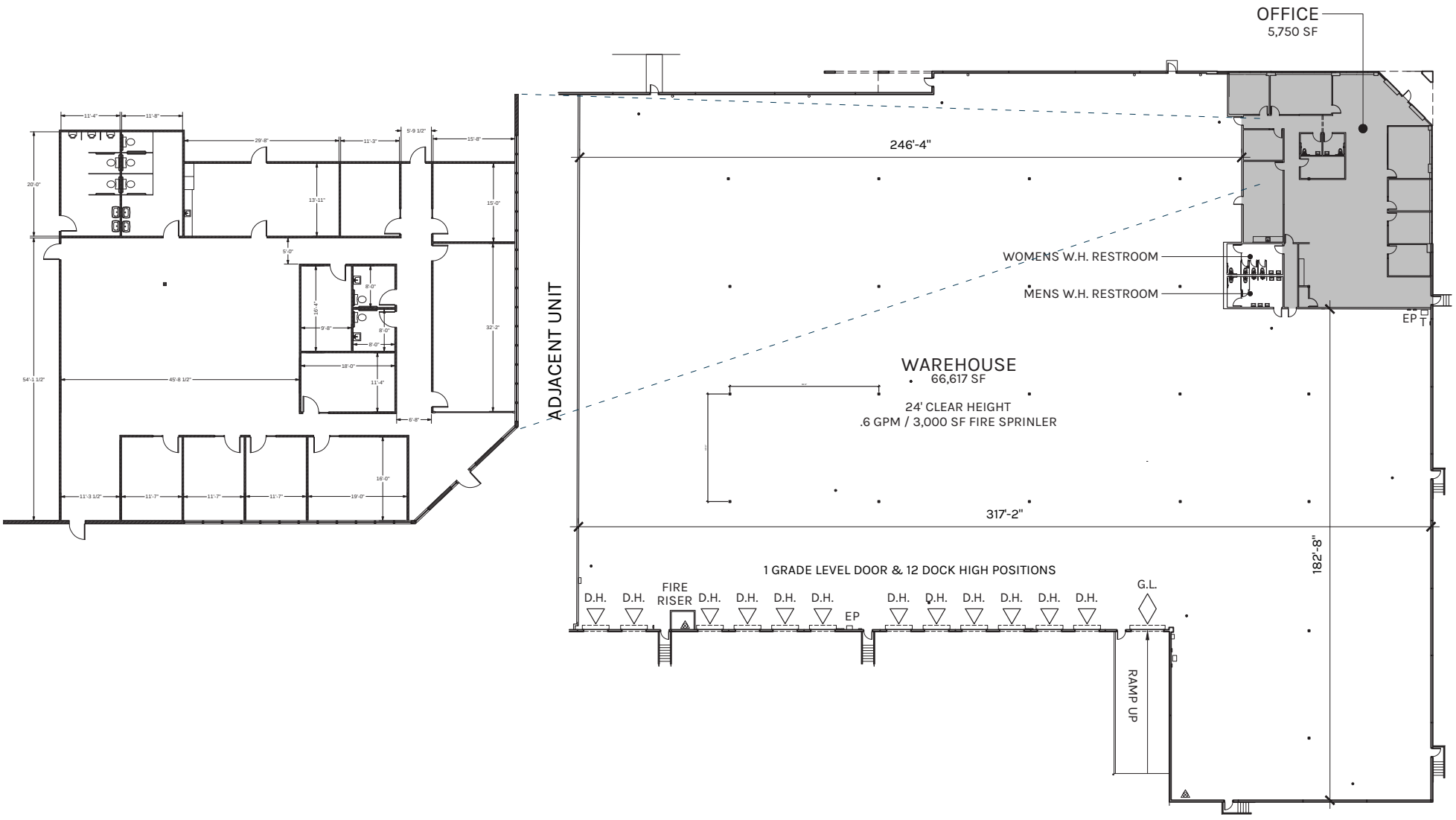
Floor Plan

10509 BUSINESS DRIVE
UNIT B



WAREHOUSE	1st FLOOR OFFICE	TOTAL
±66,617 SF	±5,750 SF	±72,367 SF

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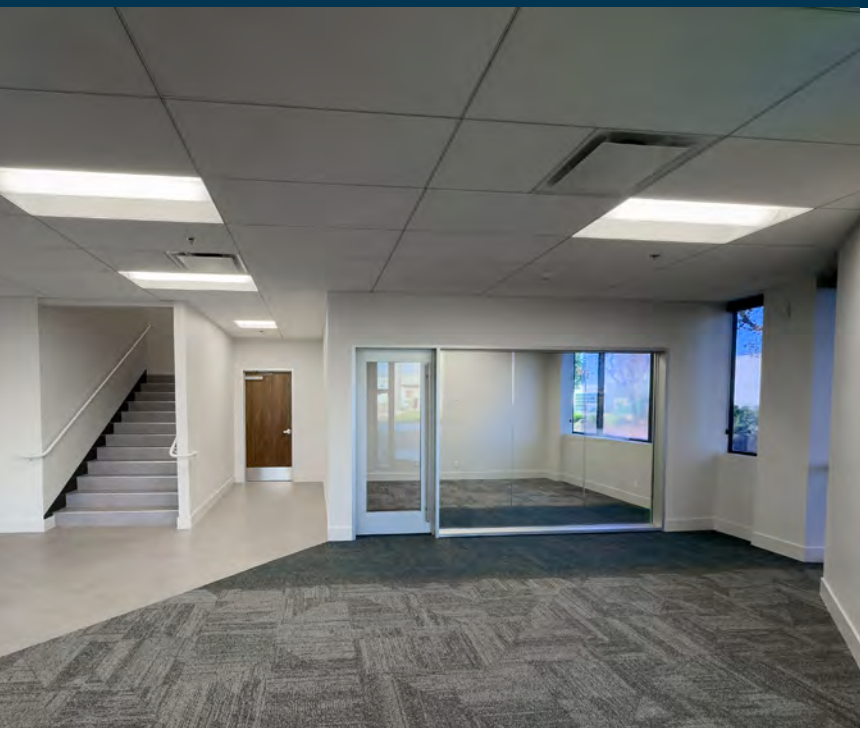
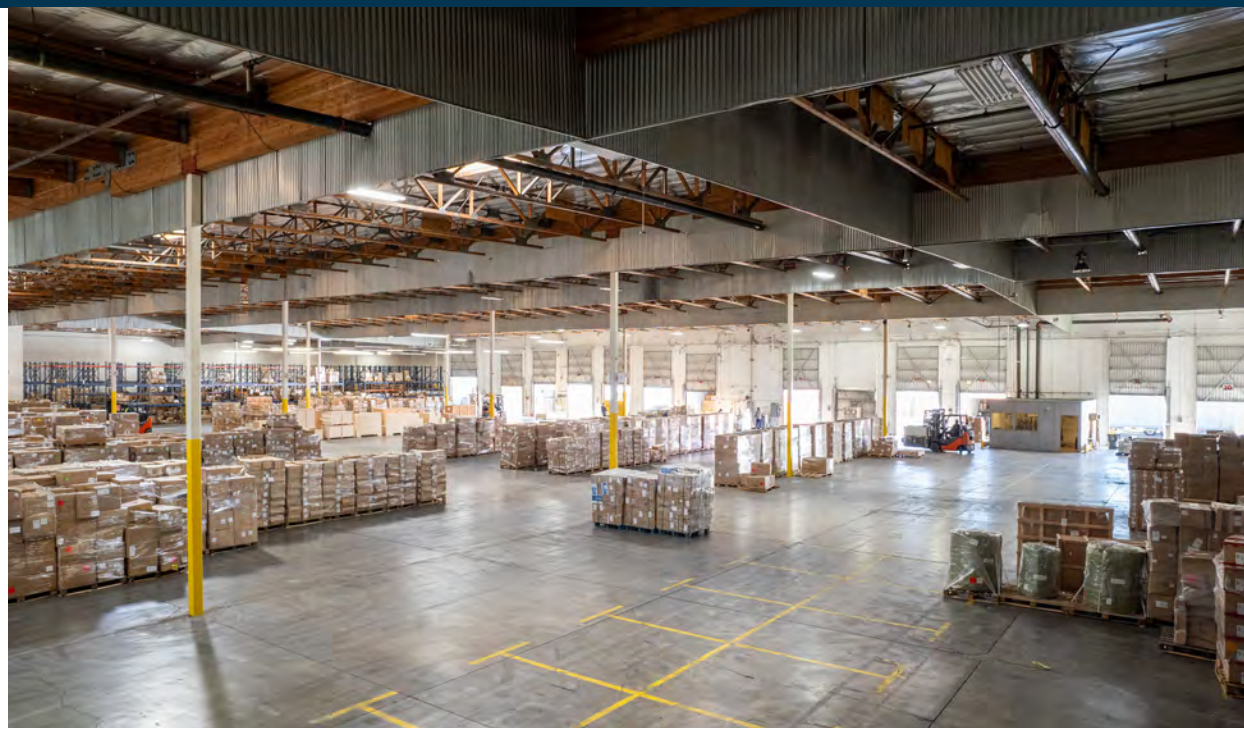
Photos



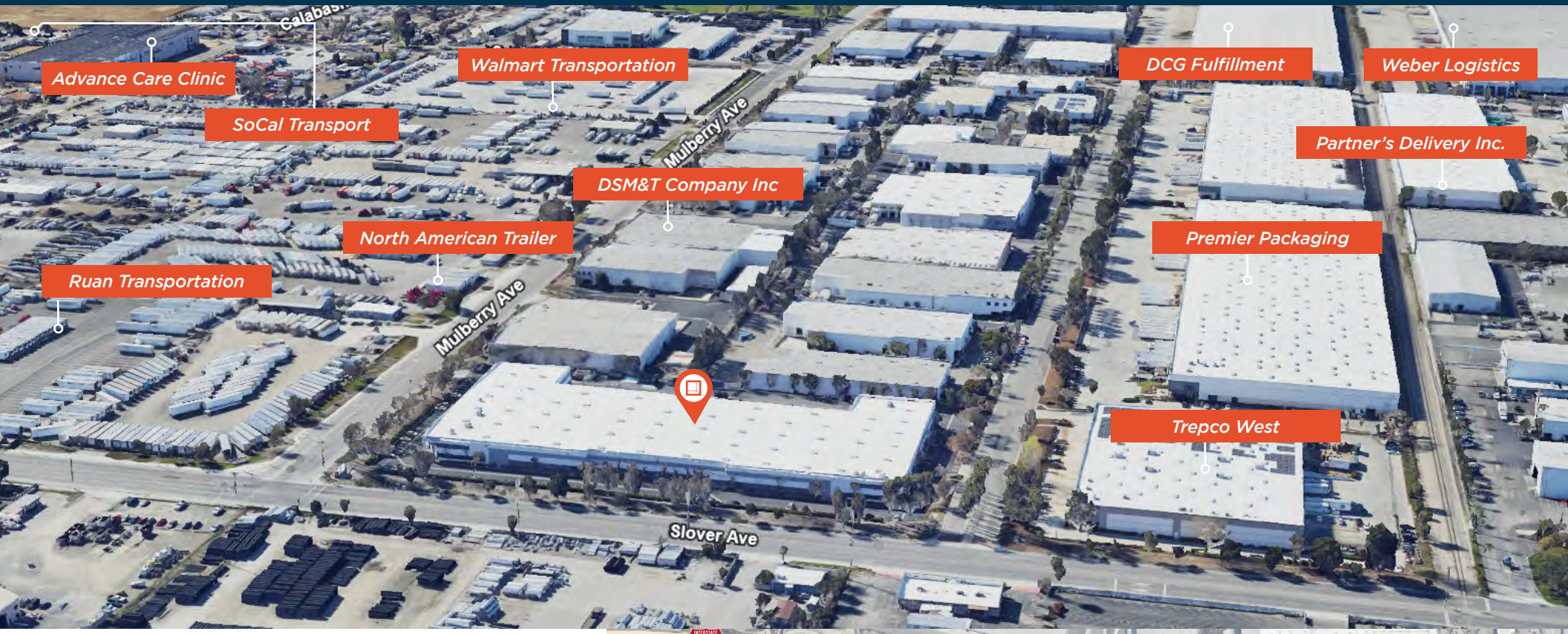
Photos



Aerials

Location

10509 BUSINESS DRIVE
UNIT A & B



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

ERIC BURNEY, SIOR
Executive Vice President
M: 909.560.4856
eburney@daumcommercial.com
CA License # 00697556

JOSH BURNEY
Associate Vice President
M: 909.974.8163
jburney@daumcommercial.com
CA License # 02193758

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