

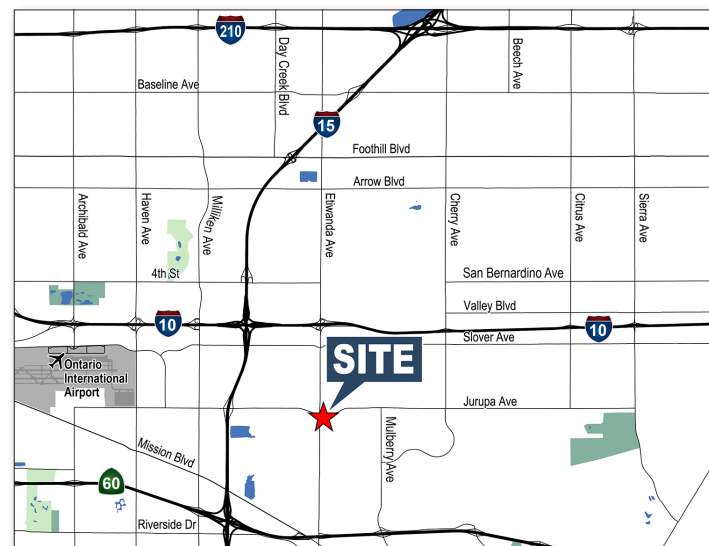
For Lease Fontana, CA

Flexible Size Ranges
Up to 106,000 SF
Divisible to 40,000 SF & 66,000 SF
11591 Etiwanda Avenue



Property Features

- POL 253,117 SF Industrial Building
- Approximately 106,000 SF Available (Divisible to 40,000 SF & 66,000 SF)
- Secured, Fenced Truck Court w/Two (2) Access Gates (24-Hour Security Provided by Owner)
- 27' Minimum Clearance Height (Owner will allow racking)
- Ample Trailer Storage Available
- Three (3) Existing Dock High Positions
- Twenty (20) Knock-Out Positions (Owner will Convert Knock-Outs to Dock Doors Equipped with Edge of Dock Levelers)
- Two (2) Ramps w/ Roll-Up Doors
- Multiple Warehouse Restrooms
- Close Proximity and Immediate Access to I-10, I-15 & US-60 Freeways



Exclusively Listed By:

Chase MacLeod

Vice President

949.263.5355

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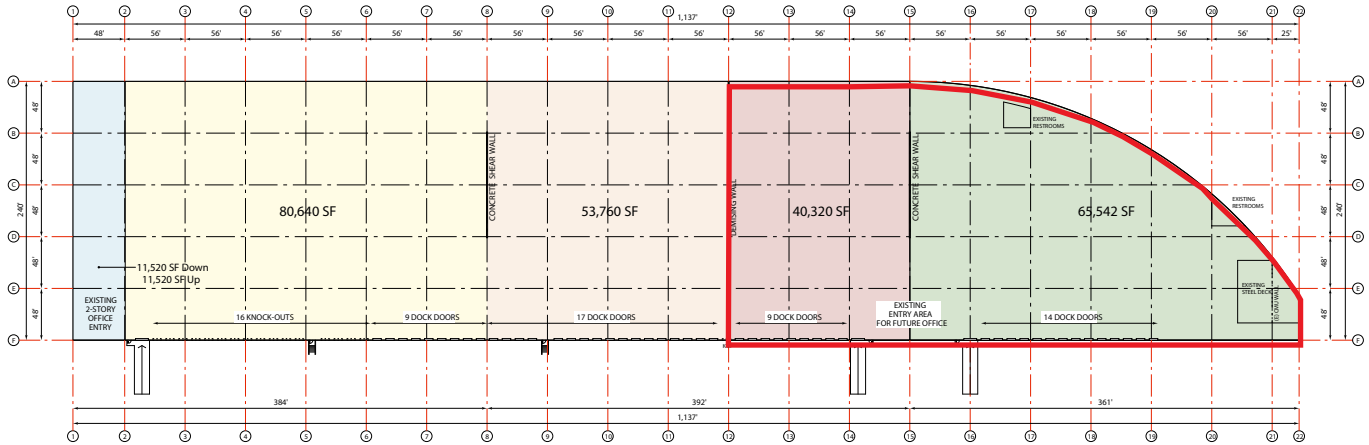
REAL ESTATE SERVICES

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Real People. Real Solutions.®

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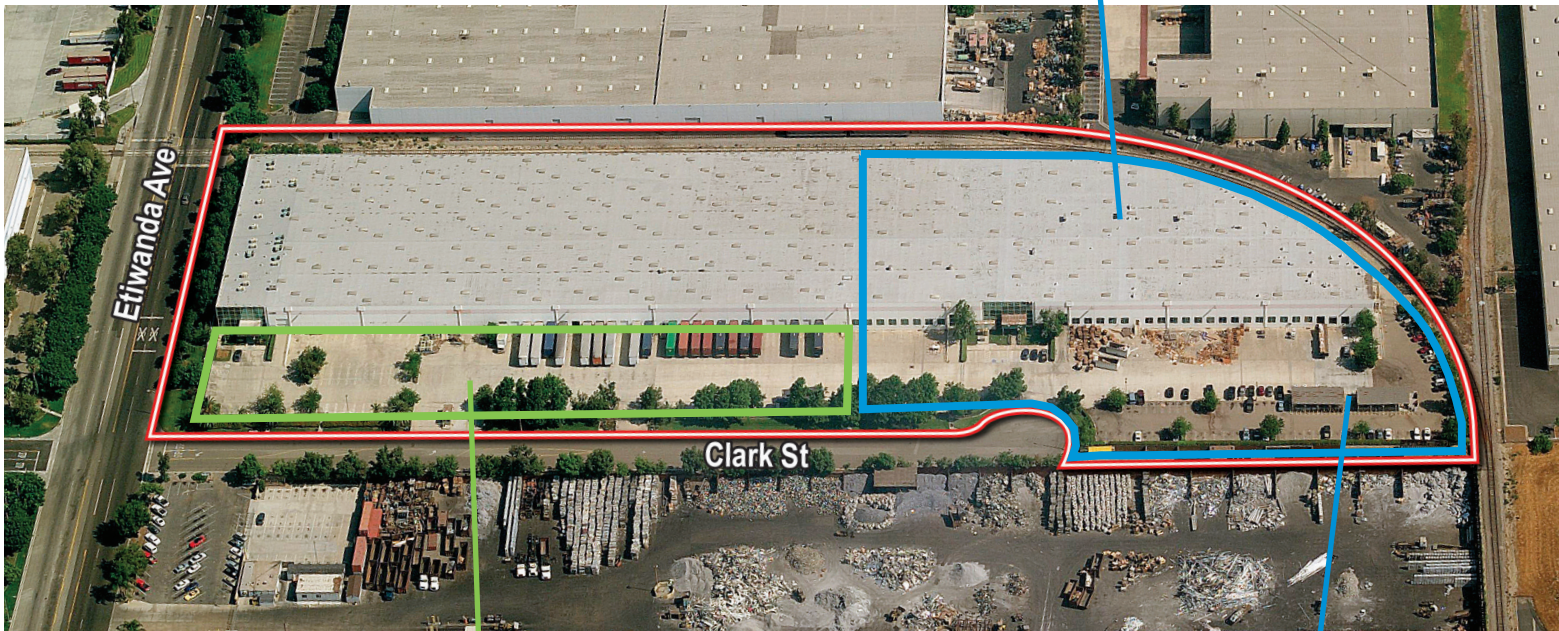
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Up to 106,000 SF
Divisible to 40,000 SF & 66,000 SF
11591 Etiwanda Avenue

106,000 SF For Lease



Truck Court Also Available For Lease Separately
Approximately 725' x 125' = 90.625' (2.08 AC.)

Includes Outside
Storage and Trailer
Parking Area

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