

Citrus Commerce Center

SEC CITRUS AVE & SANTA ANA AVE
FONTANA, CA

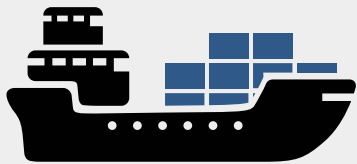


3 BUILDINGS 1,837,279 SF

SEC CITRUS AVE
& SANTA ANA AVE
FONTANA, CA

Citrus Commerce Center

A master-planned fulfillment & logistics park comprising 3 buildings totaling approximately 1.83M SF on 78 Acres within the City of Fontana's Southwest Industrial Park (SWIP) Specific Plan. We offer a competitive advantage logistically and the best economics in the Inland Empire West.



62 miles
to the Ports of
LA & Long Beach



0.8 miles to I-10
5.5 miles to I-15



9 miles
to the LA/Ontario
International Airport,
UPS and FedEx Hubs

CONTACT:

BILL HEIM

Executive Vice President
License #00776174
T +1 909.373.2901
bheim@lee-assoc.com

JOE MCKAY

Senior Vice President
License #00894360
T +1 909.373.2914
jmckay@lee-assoc.com

MICHAEL A. CHAVEZ

Principal
License #00929693
T +1 909.373.2900
mchavez@lee-assoc.com

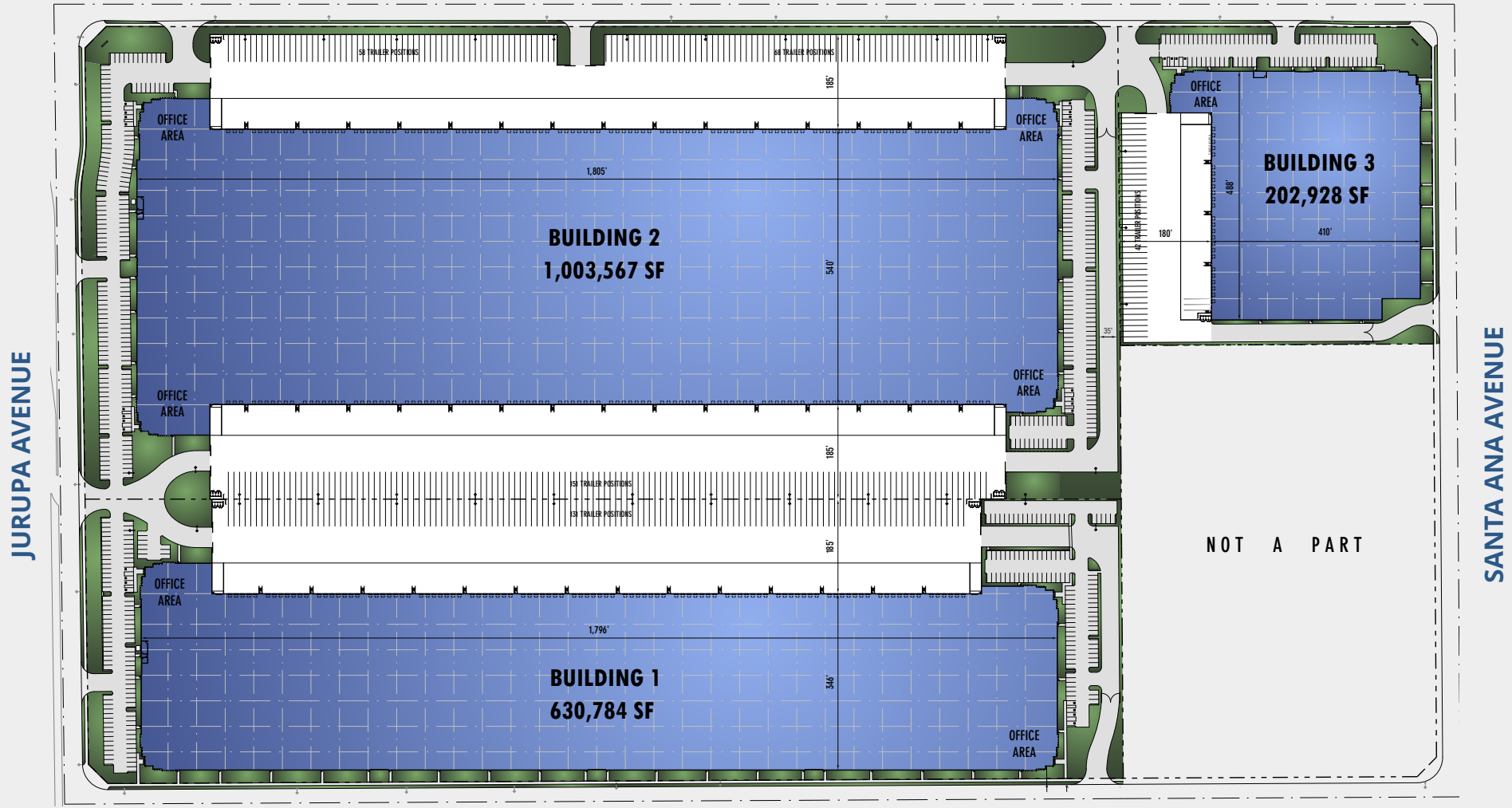
CHRIS MORRELL

Associate
License #01410974
T +1 909.373.2721
cmorrell@lee-assoc.com

CITRUS COMMERCE CENTER

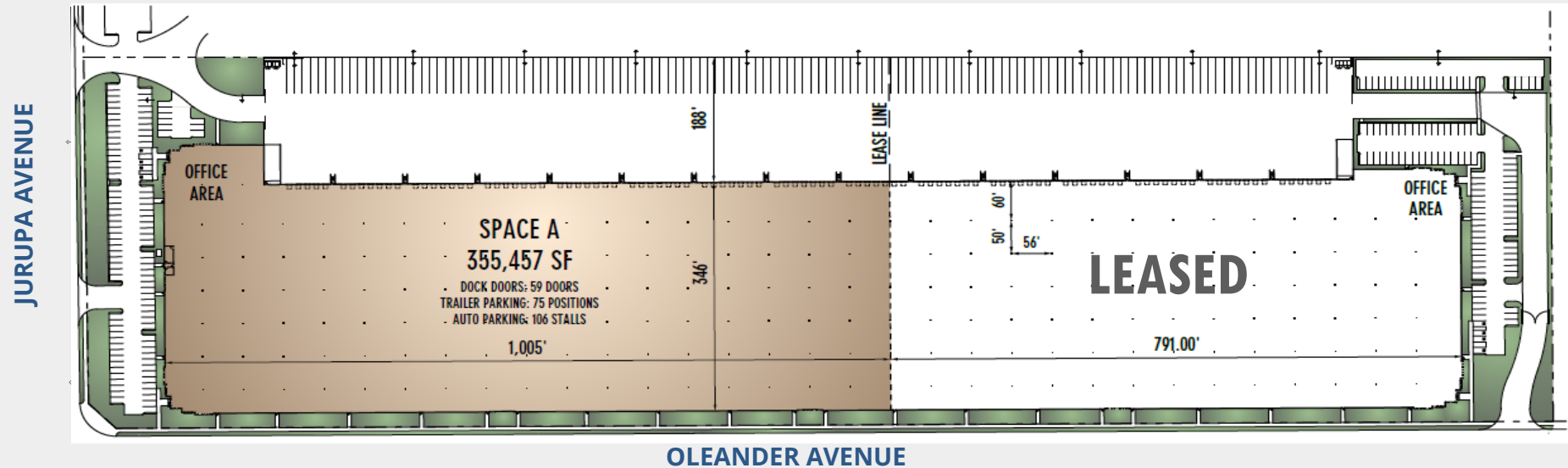
SITE PLAN

CITRUS AVENUE



OLEANDER AVENUE

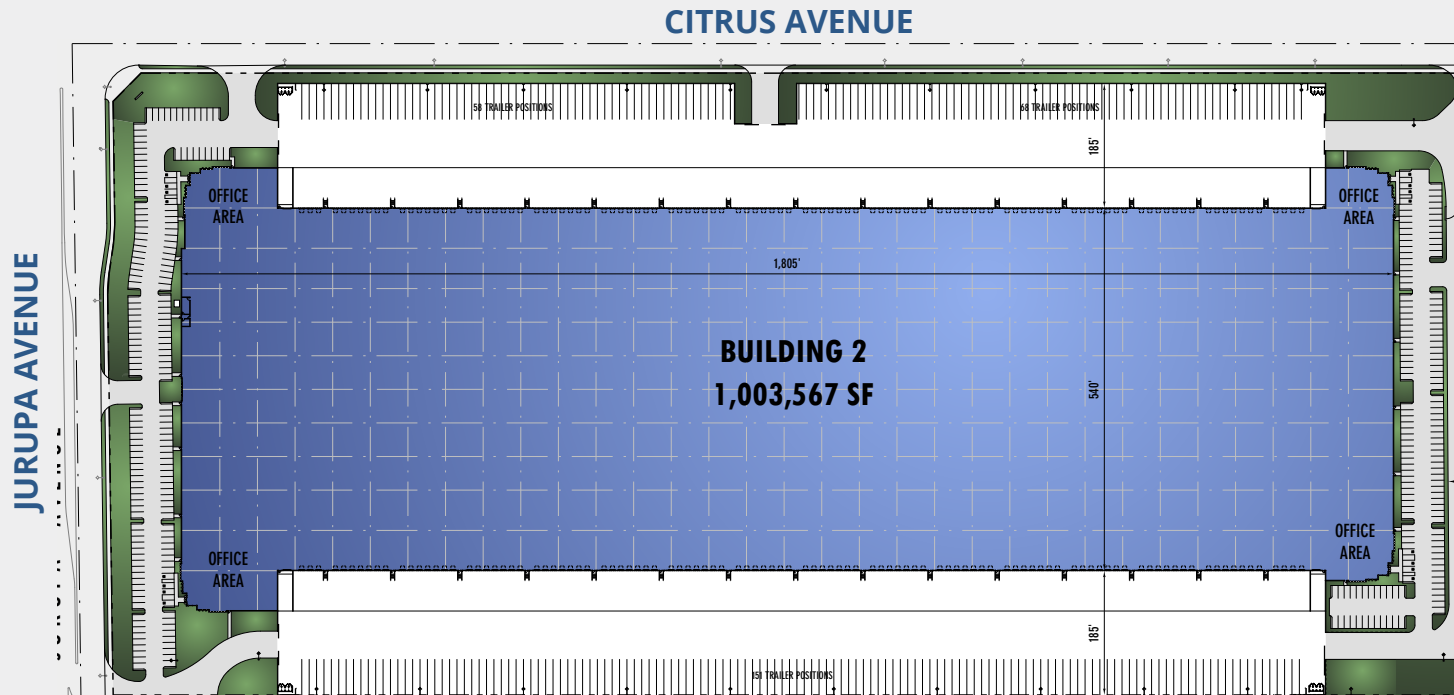
355,457 SF



FEATURES

- Located on 25.83 Acres
- 3,465 SF Office
- 36' Minimum Clear Height
- 1 GL Door
- 59 DH Doors
- Full Concrete Truck Courts
- 188' West Side Truck Court
- 8" Slab (@ 4,000 psi)
- ESRF Sprinklers (K-25.2)
- 75 Trailer Stalls
- 106 Auto Parking Stalls
- 2,000 Amps, (4,000 UGPS)

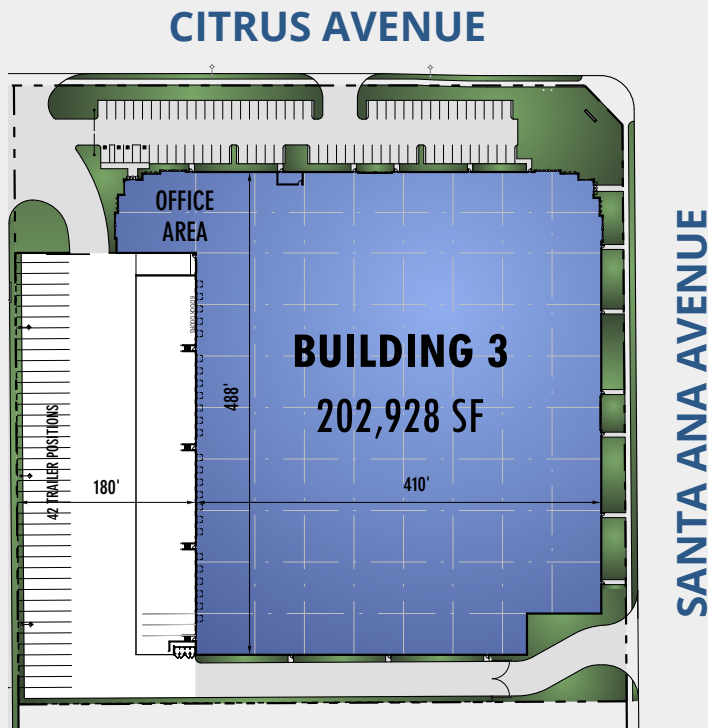
1,003,567 SF



FEATURES

- Located on 42.97 Acres
- SEC and NWC 3,465 SF Spec Office
- 36' Minimum Clear Height
- 4 GL Doors
- 190 DH Doors
- Full Concrete Truck Courts
- 185' West & East Side Truck Courts
- 8" Slab (@ 4,000 psi)
- ESFR Sprinklers
- 243 Trailer Stalls
- 328 Auto Parking Stalls
- 2,000 Amps, (4,000 UGPS)

202,928 SF



FEATURES

- Located on 8.76 Acres
- Office To Suit
- 32' Minimum Clear Height
- 2 GL Doors
- 26 DH Doors
- Full Concrete Truck Courts
- 185' West Side Truck Court
- ESRF Sprinklers
- 40 Trailer Stalls
- 80 Auto Parking Stalls
- 2,000 Amps, (4,000 UGPS)

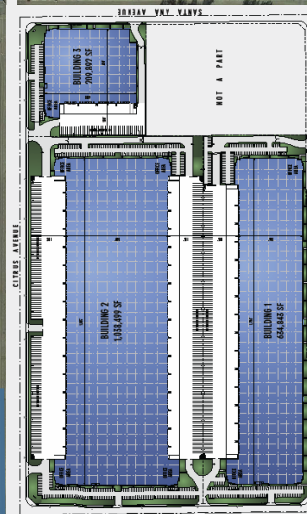


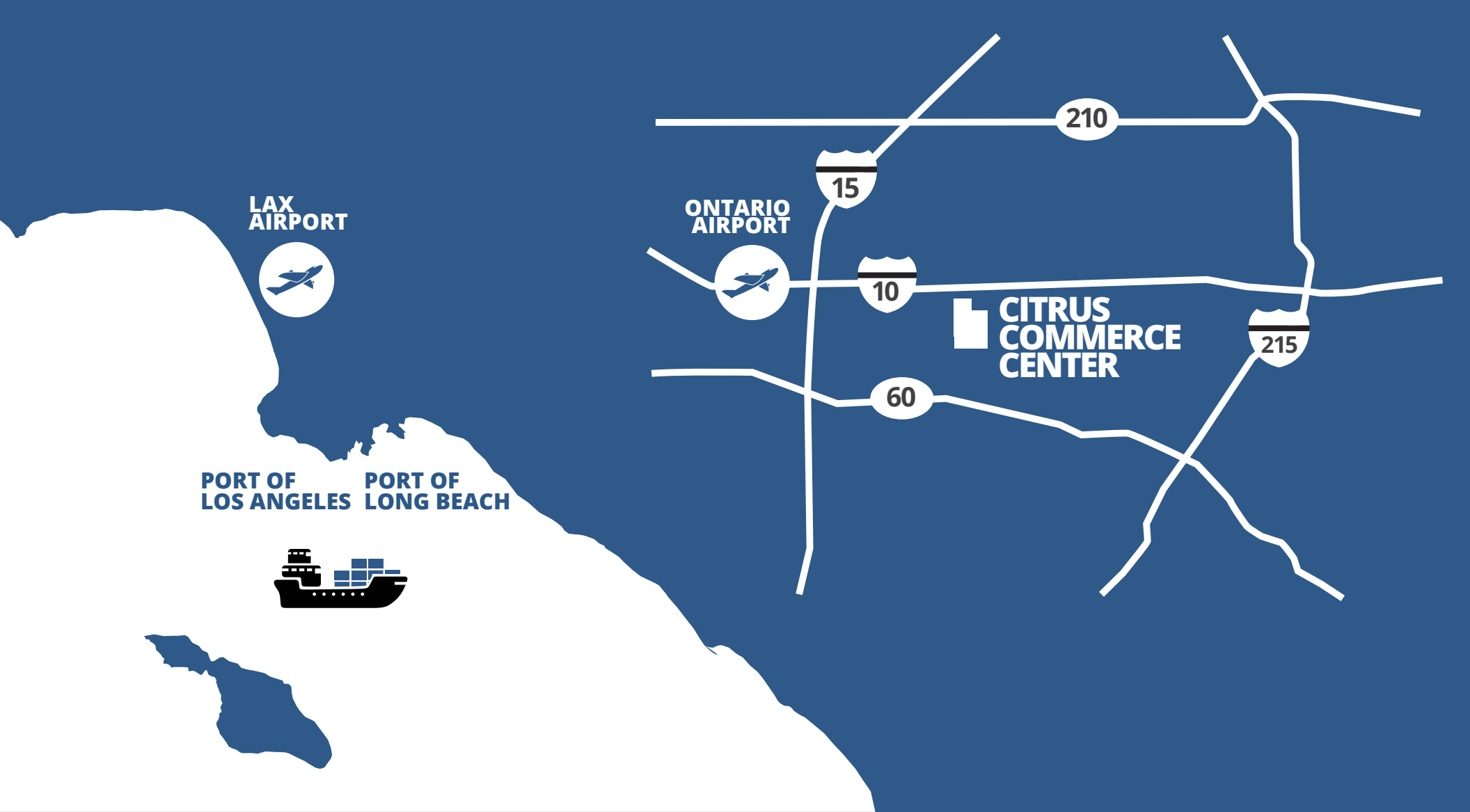
Located within the Southwest Industrial Park (SWIP) Specific Plan

Available for Occupancy Q2 2017

0.8 miles to I-10

5.5 miles to I-15





BILL HEIM

Executive Vice President
License #00776174
T +1 909.373.2901
bheim@lee-assoc.com

JOE MCKAY

Senior Vice President
License #00894360
T +1 909.373.2914
jmckay@lee-assoc.com

MICHAEL A. CHAVEZ

Principal
License #00929693
T +1 909.373.2900
mchavez@lee-assoc.com

CHRIS MORRELL

Associate
License #01410974
T +1 909.373.2721
cmorrell@lee-assoc.com