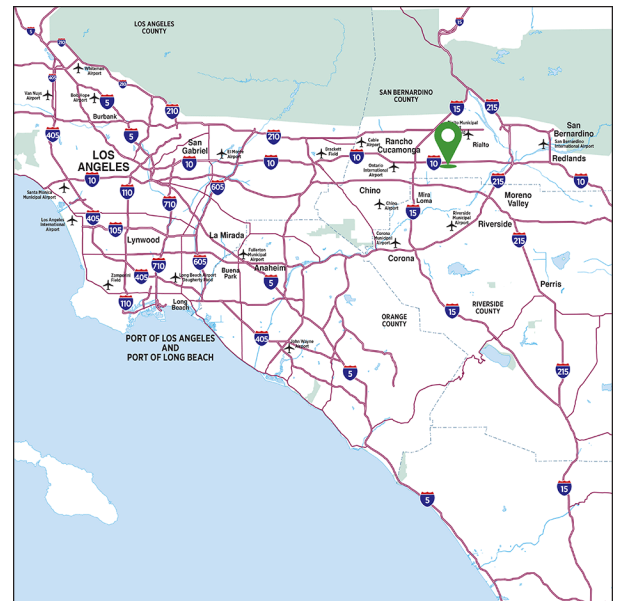




PROPERTY HIGHLIGHTS

- 173,121 square foot building located on 7.86 acres
- 6,000 square foot 2-story office area
- 36' minimum clear height
- 8" floor slab, 4,000 psi
- Fully secured truck courts w/ gates
- 183' truck court
- 22 dock high / 1 grade level loading doors
- 33 trailer parking stalls; 96 car parking spaces
- 50' x 52' typical column spacing
- 2,000 amp electrical capacity expandable to 4,000 amps
- ESRF sprinkler system (K-25 sprinkler heads)
- Painted interior with white scrim foil
- Pursuing LEED Silver certification
- Easy access to 10 Freeway via Cherry Ave & Sierra Ave

PROPERTY LOCATION



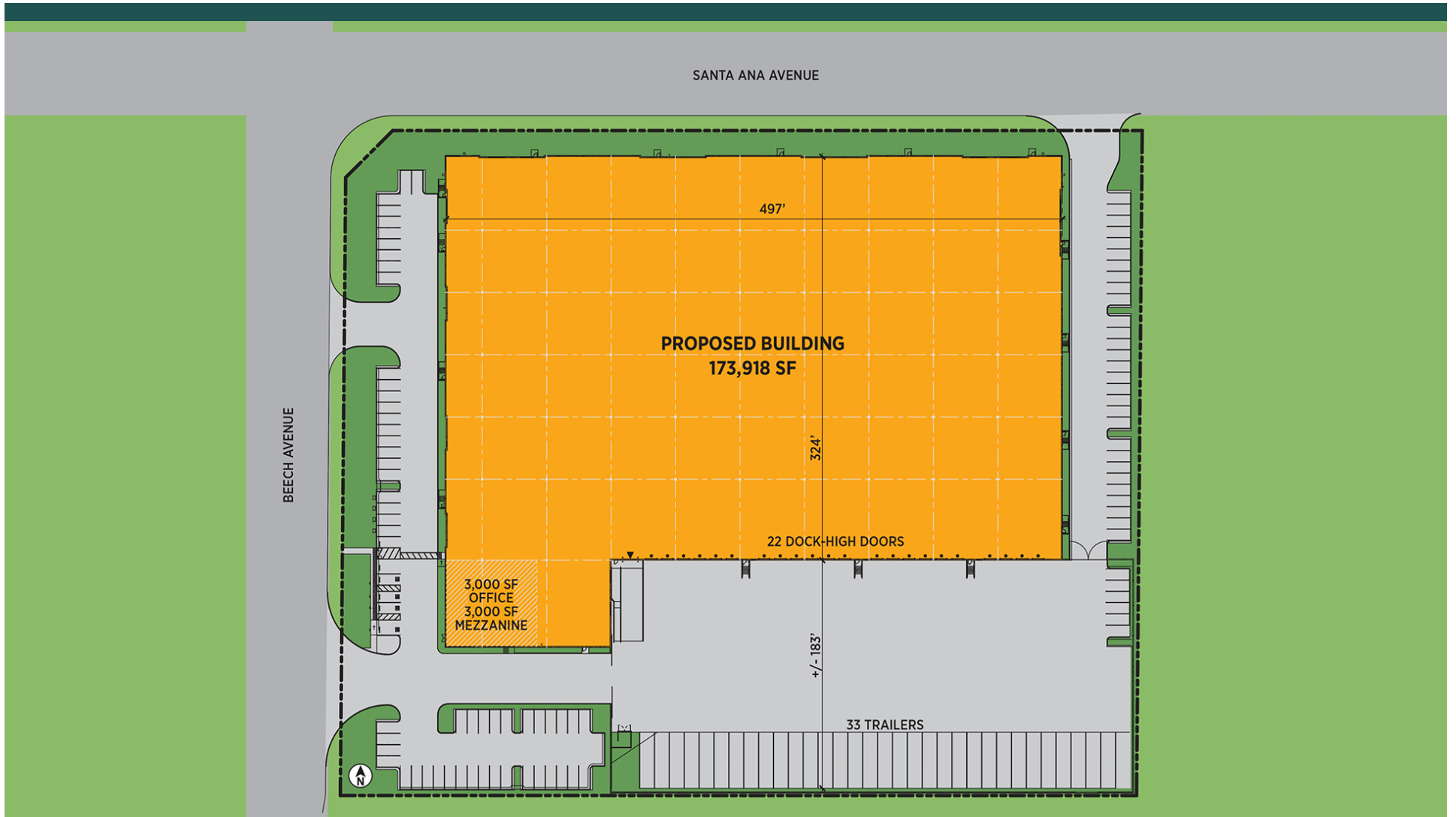
LOCAL MARKET CONTACT

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10905 BEECH AVE.

10905 Beech Ave., Fontana, CA 92337



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