

398,471 SF

Jurupa Business Park

Ready For Immediate Occupancy



11251 Beech Avenue | Fontana, California

FEATURES:

Preferred Inland Empire West Location

- 398,471 Sq. Ft. Crossdock Building on a 20.9 Acre Lot
- 3,367 Sq. Ft. Office Space
- 32' Minimum Clearance at First Column Line
- Building Dimensions: 370'x1040'
- Column Spacing: 50'x52' (60' Staging)
- ESRF Fire Protection
- 3.0% Skylights
- 2,000 Amp, 277/480 Volt Service (Expandable to 4,000 Amps)
- LEED® Certified Being Pursued
- 98-9'x10' Dock High Doors (4 Serco 35K lb Pitted Dock Levelers)
- 4-12'x14' Dock Doors with Ramps
- 79 Trailer Storage Positions
- Secured Truck Courts
- 168 Auto Parking Spaces
- Excellent I-10 & I-15 Freeway Accessibility; New Efficient on/off Ramps
- Under Construction at Citrus & Cherry Avenues at I-10 Freeway
- Corporate Neighbors Include: Coaster Furniture, Office Star, Mizkan Foods, Tire Co., Brown Shoes, Distribution Alternatives & Lifetime Brands



FOR MORE
INFORMATION,
PLEASE CONTACT:

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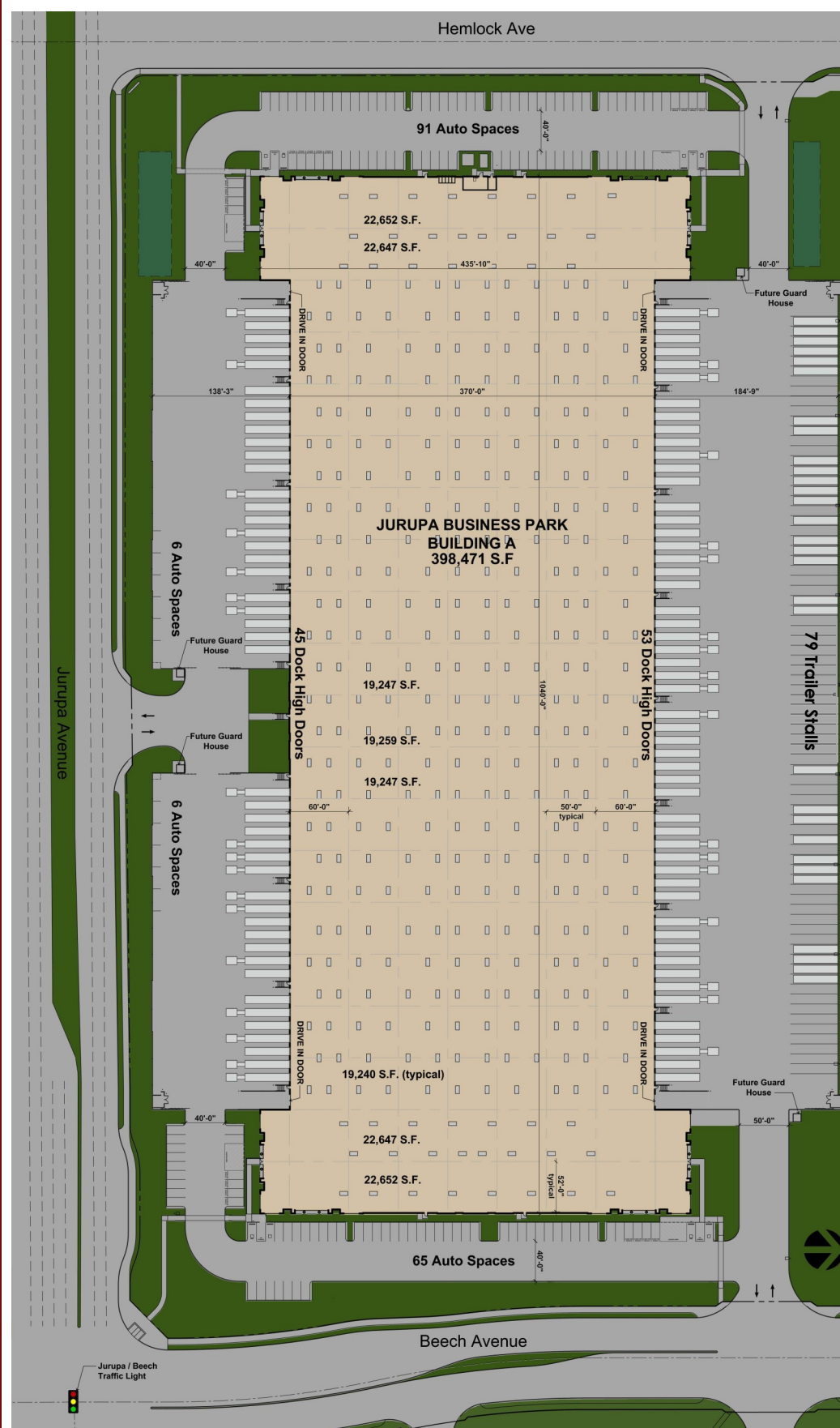
OAKMONT
INDUSTRIAL GROUP

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt the accuracy, we do not guarantee it.

Jurupa Business Park



Building A

11251 Beech Avenue
Fontana, CA

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New on/off Ramps at Cherry Ave. & Citrus Ave.



New Cherry Ave on/off Ramp Completion 4Q14

New Citrus Ave on/off Ramp Completed

Cherry Ave

Citrus Ave

Hemlock Ave

Beech Ave

Elm Ave

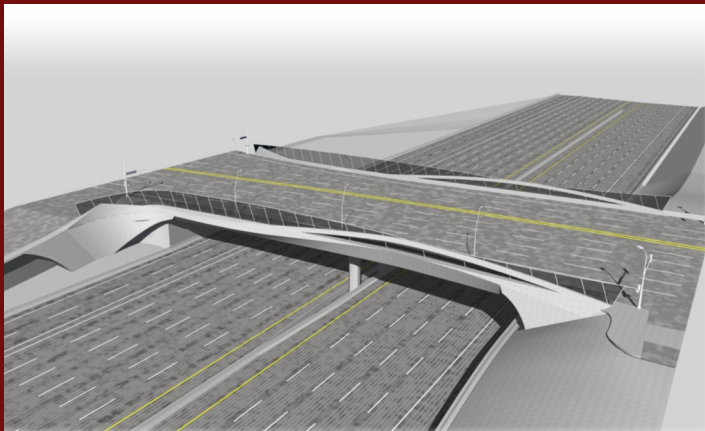
Jurupa Ave

2.1 Miles to Cherry Ave.

2.1 Miles to Citrus Ave.

← on/off Ramp

→ on/off Ramp



Citrus West-Bound
Citrus Avenue I-10 OC
1/09/30/2009

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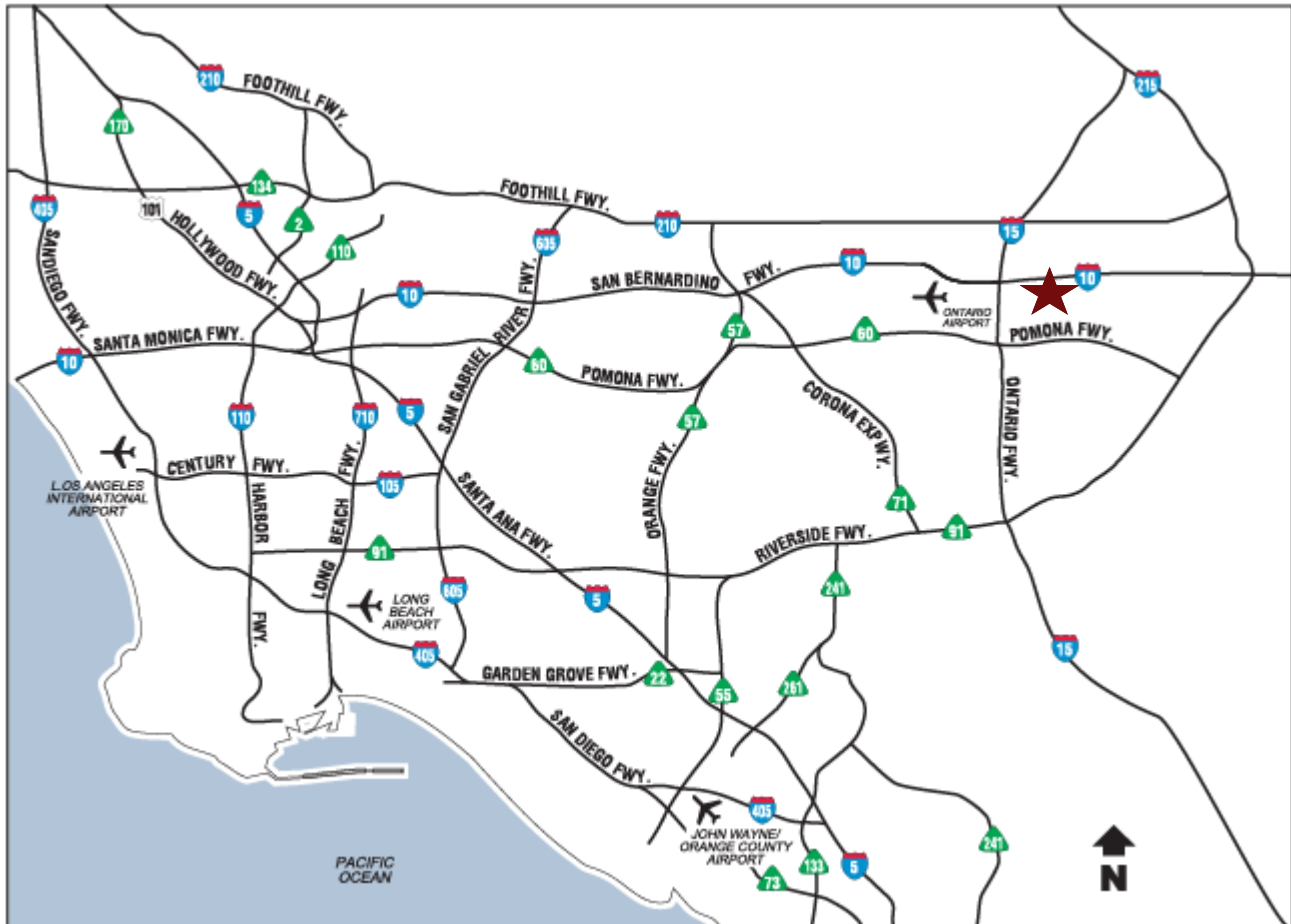
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Building A | 398,471 SF Crossdock

Regional Map



Drive Distances:

I-10 2 Miles
 CA 60 3.8 Miles
 I-15 4.3 Miles
 Ontario Airport 7.5 Miles

Downtown Los Angeles 45 Miles
 John Wayne Airport 50 Miles
 Port of LA/Long Beach 62 Miles
 LAX 64 Miles

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