

ALMOND COMMERCE CENTER

8645 Almond Avenue | Fontana, CA

185,866 SF Available | Class A Industrial

Almond Commerce Center is a Class A industrial development ideally located in Fontana just over 2 miles from Interstate 10 and Interstate 15. This premier location offers excellent access to the strategic regional logistics infrastructure.

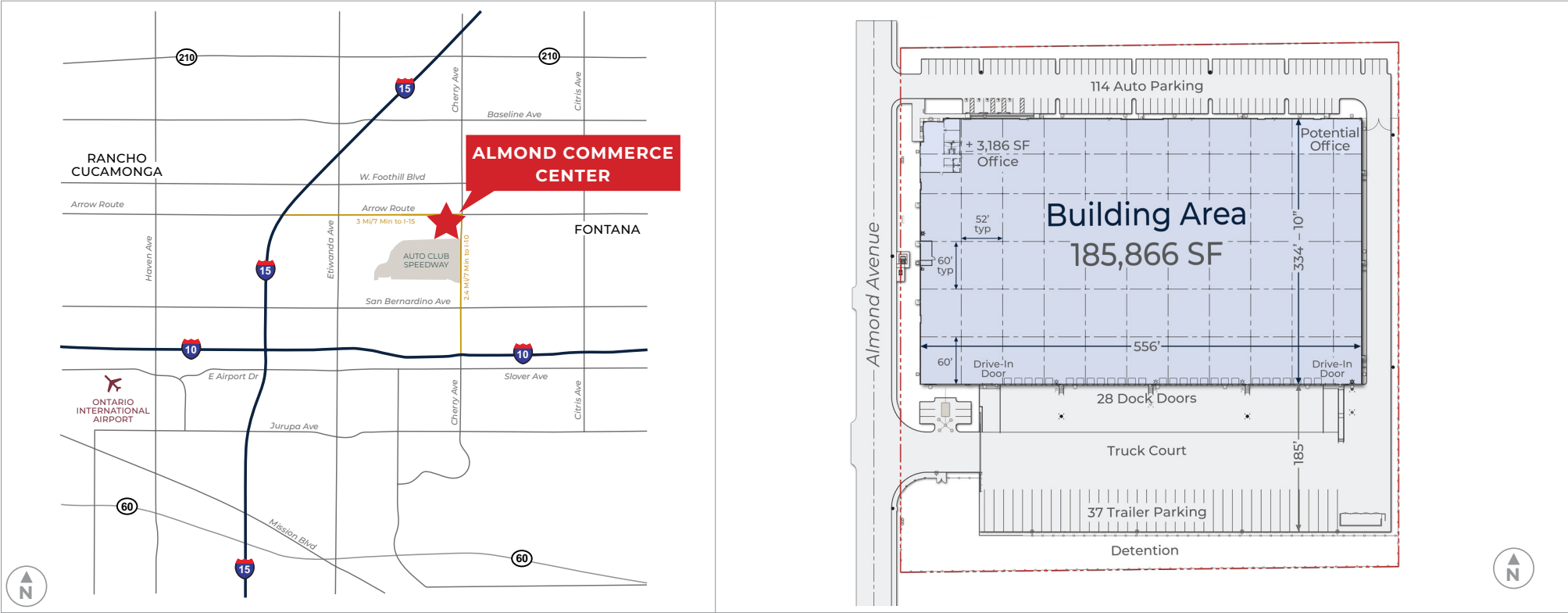


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ALMOND COMMERCE CENTER

8645 ALMOND AVENUE | FONTANA, CA

PROPERTY OVERVIEW



±185,866 SF on 9.5 acres



4-Ply asphalt built-up roof membrane



2 – 12' x 14' drive-in ramp doors



±3,186 SF office



52' W x 60' D typical column spacing;
60' D at staging bay



185' truck court



Pumpless ESFR sprinkler system – K-25 heads



28 – dock doors



37 – trailer parking spaces



114 – auto parking spaces

Development



SCOTT MORSE

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License # 01969110

Leasing



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AREA INFORMATION



BUSINESSES

- | | |
|-----------------------------|------------------------------|
| 1. NFI | 7. Home Depot |
| 2. Georgia Pacific | 8. Trader Joe's |
| 3. Exel Logistics | 9. LeSaint Logistics |
| 4. Mohawk | 10. Mercedes Benz |
| 5. Geodis | 11. Target |
| 6. Network Global Logistics | 12. Delta Kitchen & Bathroom |

DRIVE TIMES

Interstate 10



2.6 mi.



7 min.

Interstate 15



2.7 mi.



7 min.

Ontario Int'l Airport



8.8 mi.



18 min.

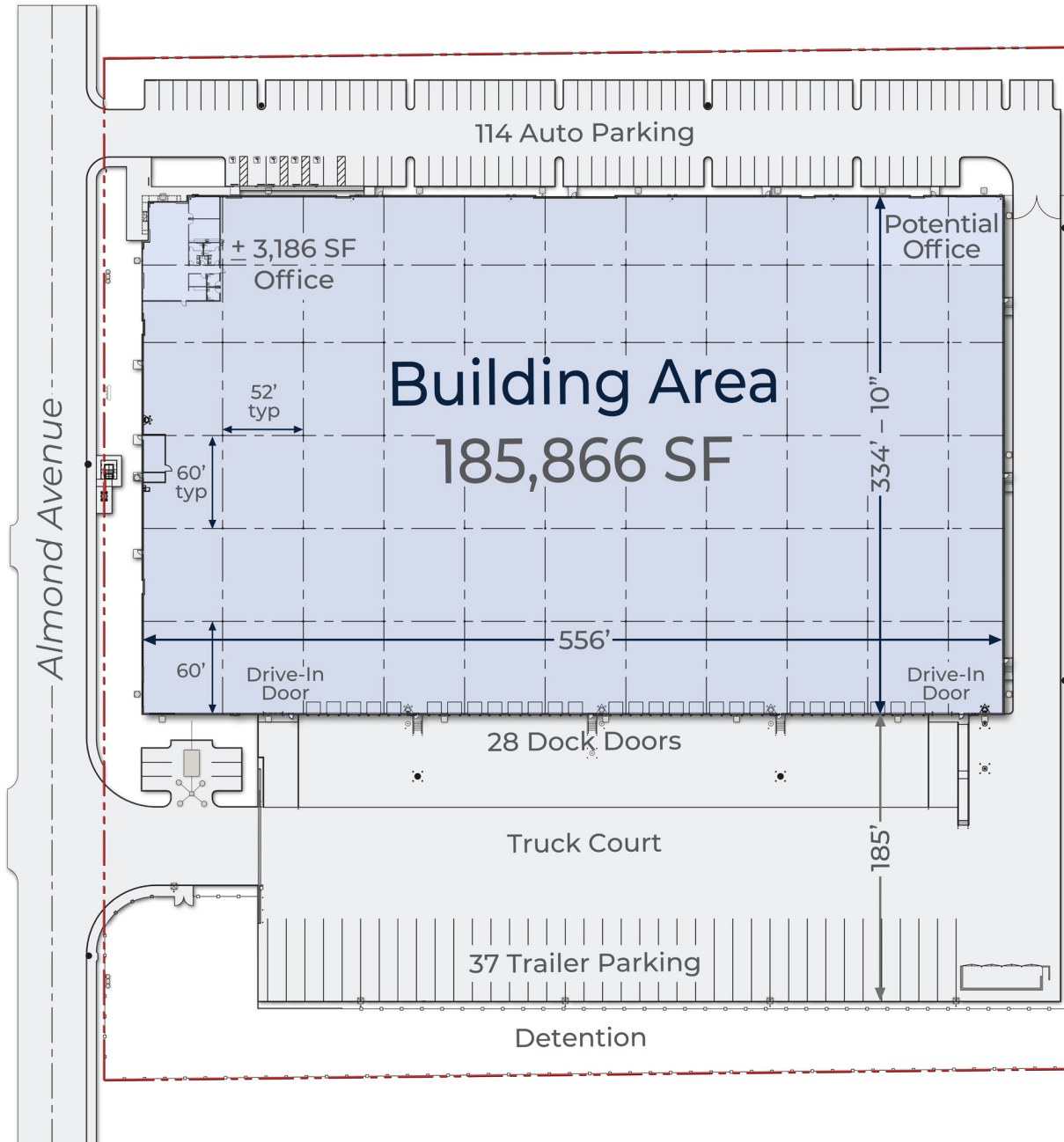
Los Angeles Int'l Airport



63.8 mi.



1.5 hrs.



CONTACT

DEVELOPMENT



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