

Almond Distribution Center

ALMOND AVENUE, FONTANA, CA

±275,560 sq. ft.
AVAILABLE

35 total
DOCK DOORS

±6,433 sq. ft.
OFFICE AREA

1 per 7,873 sq. ft.
LOADING RATIO

Up to 36'
CLEAR HEIGHT

4,000 AMPS
POWER

Features

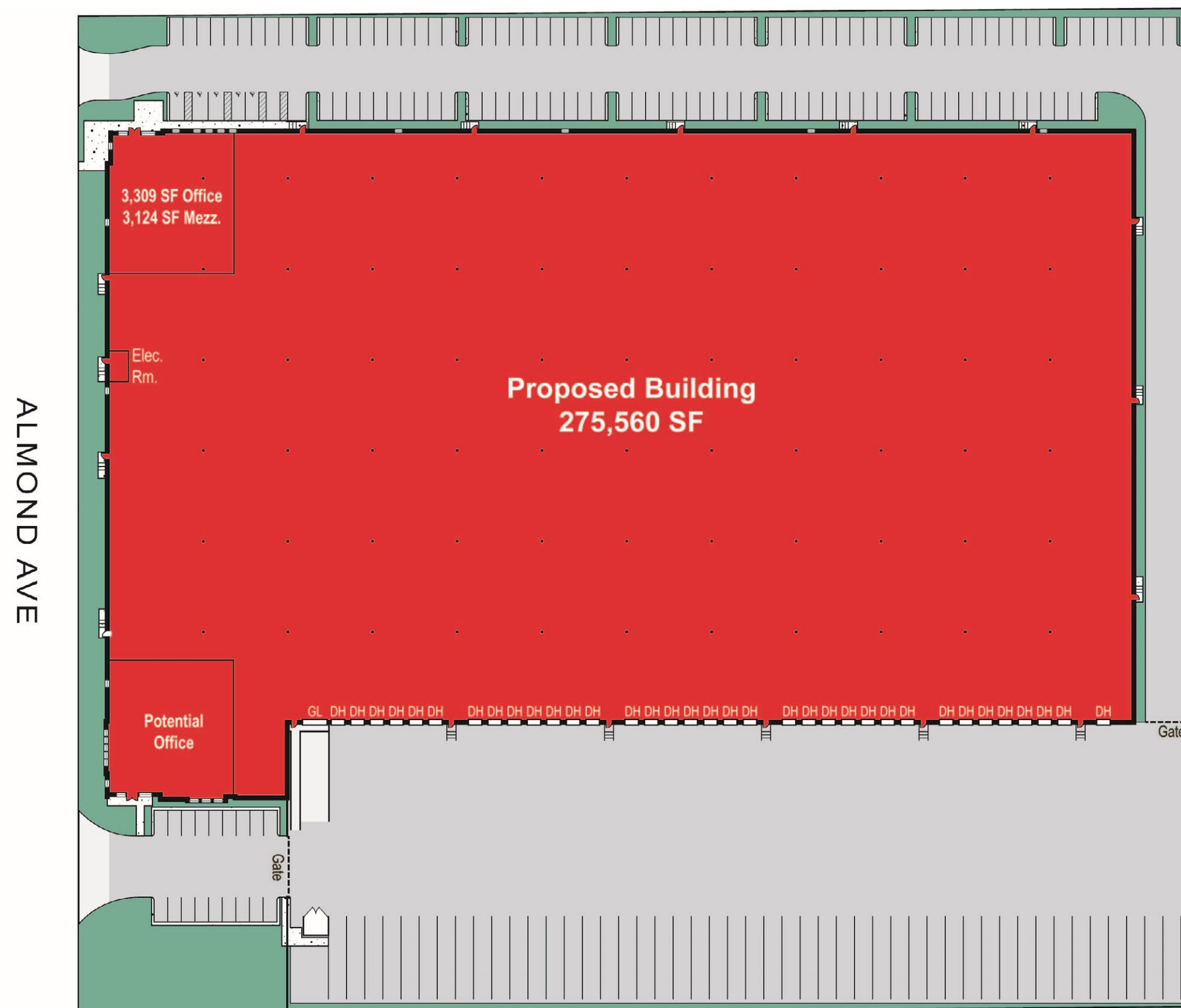
A ±275,560 sq. ft. State of the art Distribution Center, ideally located near the 10 and 15 Freeway, just south of the California Speedway.

Efficient Operations with 35 Dock High Doors. Ample Trailer Parking with 48 Trailer Stalls. LEED Certified Project.

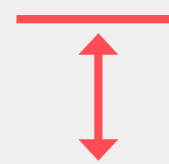


Building Specifications

Building Size	±275,560 sq. ft.
Available	±275,560 sq. ft.
Office Space	±6,433 sq. ft.
Clear Height	36'
Dimensions	2,135' x 600'
Column Spacing	60' x 56' (60' speed bays)
Dock Doors	35 (9' x 10') doors
Drive-ins	1 (12' x 14')
Format	Front Load, South Facing
Trailer Parking	48 stalls
Automobile Parking	143 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	4,000 amps (verify)



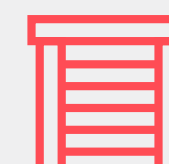
143
Automobile
Parking



36'
Clear
Height



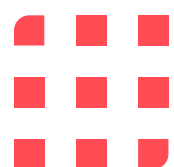
60' x 56'
Column
Spacing

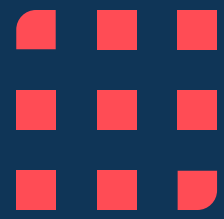


35
Dock Doors/
column space



185'
Truck Court
Depth





Connectivity & Corporate Neighbors



SITE



Randall Ave

Etiwanda Ave



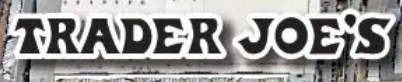
San Bernardino Ave



Valley Blvd



On/Off Ramps



On/Off Ramps



Slover Ave



Mulberry Ave

Banana Ave

Cherry Ave

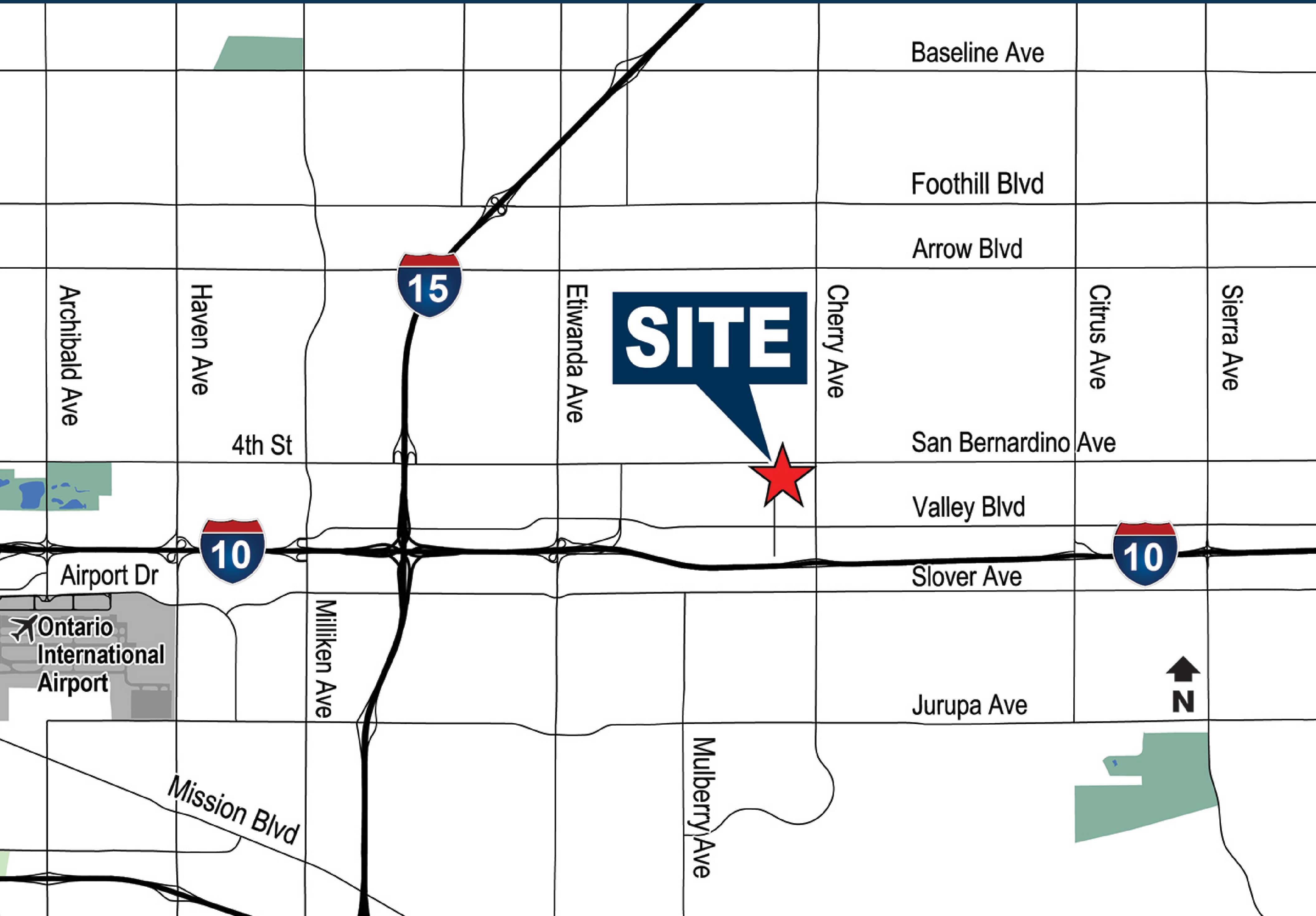
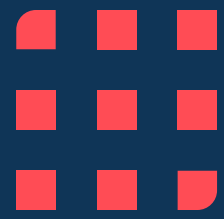


Hemlock Ave



Santa Ana Ave





Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Sustainability

Almond Distribution Center

ALMOND AVENUE, FONTANA, CA



Leasing Contacts

Juan Gutierrez, SIOR

909.545.8008

jgutierrez@voitco.com

Lic. #01777990

Ian Ozimec

909.545.8001

iozimec@voitco.com

Lic. #02040261

Shy Assar, MBA/MRED

909.545.8091

sassar@voitco.com

Lic. #01964667

Voit

REAL ESTATE SERVICES

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

Brookfield Properties

Tyler Solomon

404.824.5064

tyler.solomon@brookfieldproperties.com

brookfieldproperties.com

Joonas Partanen

310.765.3232

joonas.partanen@brookfieldproperties.com

brookfieldproperties.com

