

FOR SALE/LEASE

±297,161 SF INDUSTRIAL BUILDING

10965 Banana Avenue, Fontana

ESTIMATED COMPLETION
Q1 2021



Property Features:

- ±297,161 Square Foot Industrial Building
- ±9,997 Square Feet of Two-Story Office and Restrooms
- Shop Restrooms (Men's & Women's)
- 36' Ceiling Height
- ESFR Sprinkler System (K-25 heads)
- Floor Slab (4,000 LB PSI) FF 50 / FL 35
- 2,000 AMP 480/277 3 PH Panel (4,000 AMP UGPS)
- 35 Dock High Doors (9' x 10')
- 2 Ground Level Doors (12' x 14')
- 56' x 50' Typical Column Spacing
- 185' Truck Court (all concrete)
- 2.5% Skylights
- 136 Auto Parking Stalls
- 63 Additional Trailer Parking Stalls
- Immediate Access to the I-10 Freeway via Cherry Ave On/Off Ramp
- Corporate Neighbors: Walmart, FedEx, Trader Joe's, Home Shopping Network and Smart & Final



www.RockefellerFontana.com

Developed By:

**ROCKEFELLER
GROUP**



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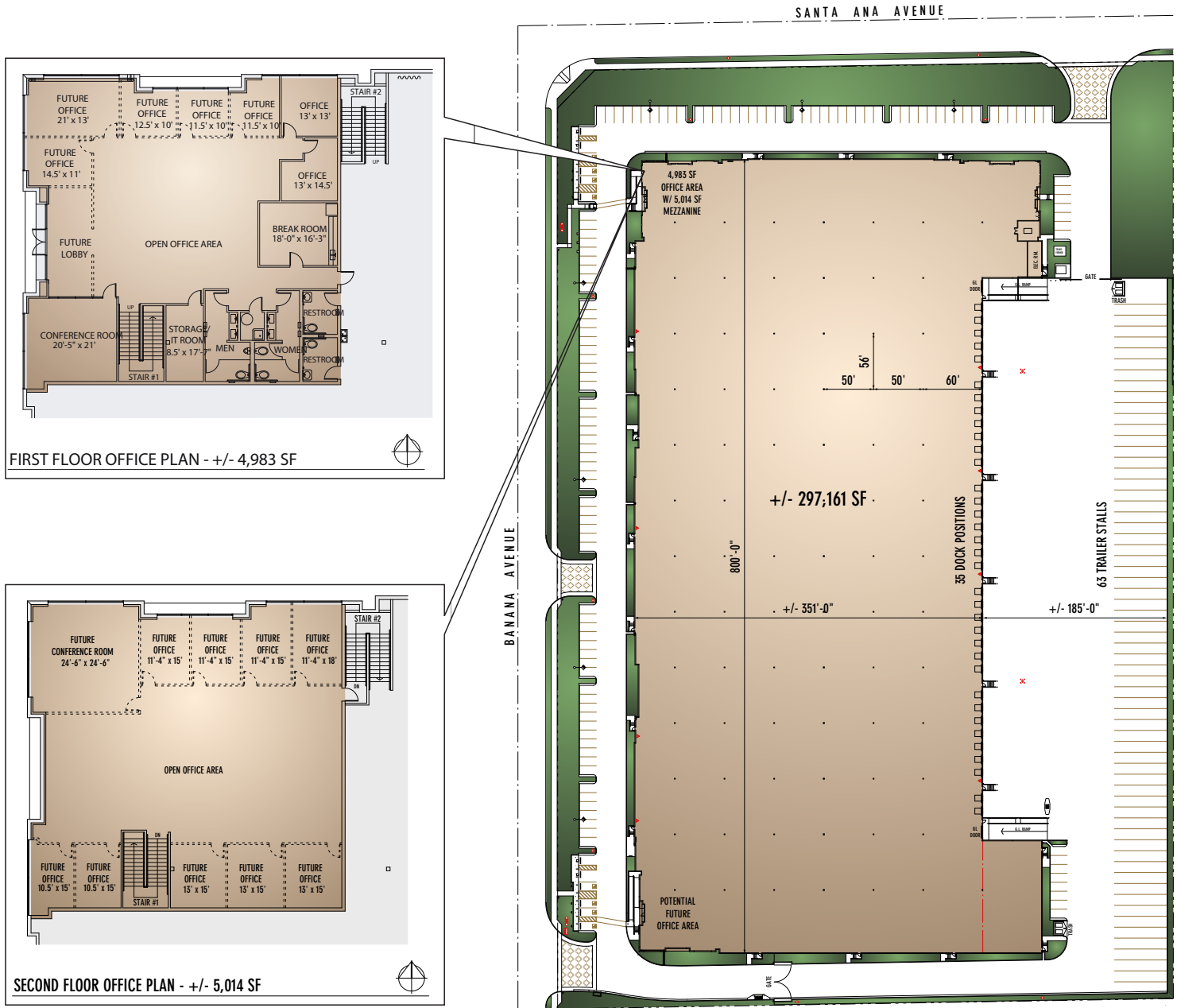


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SITE PLAN



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MBK
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AN MBK REAL ESTATE COMPANY

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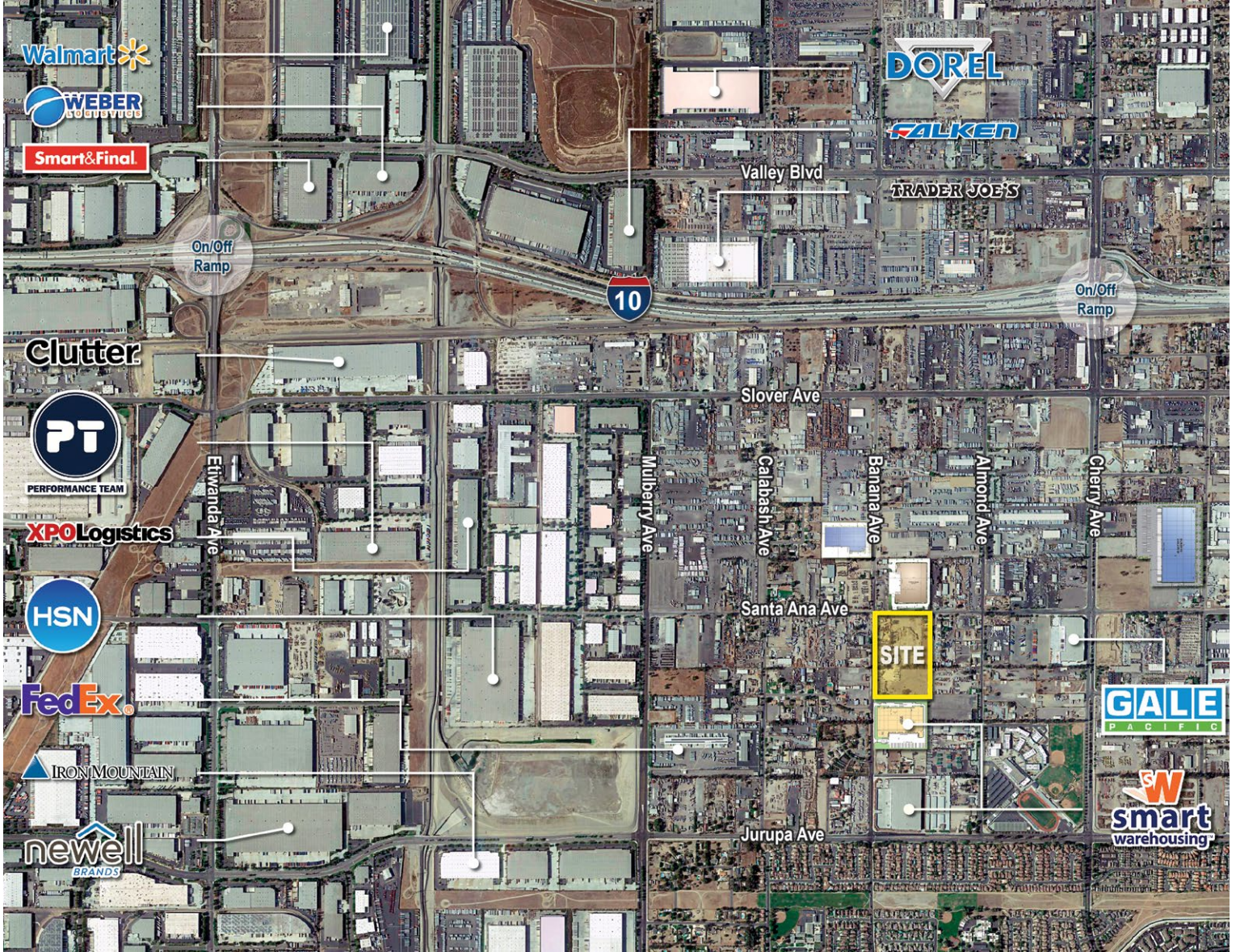


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CORPORATE NEIGHBORS



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