

WATSON

COMMERCE CENTER FONTANA

302,622 SF

Available For Lease

Near Ontario International Airport



Legacy BuildingSM 806

13265 S. Valley Boulevard, Fontana, CA 92335

VALUE ADVANTAGE

- 100% concrete truck courts
- 87 trailer storage spaces
- Excellent I-10 Freeway frontage
- 3% skylights
- 7" thick, 4000 PSI concrete floor slabs
- Abundant 2nd story perimeter glass
- Potential merchandise processing fee savings with Foreign Trade Zone 202 activation
- Part of a 32 acre Master Planned Center

SPECIFICATIONS

BUILDING SIZE: 302,622 SF

OFFICE SIZE: 4,126 SF

LAND SIZE: 615,938 SF

POTENTIAL POWER CAPACITY:
1,200 amps, 277/480 volts, 3 phase, 4 wire

WAREHOUSE LIGHTING: Metal Halide

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 140

MINIMUM CLEARANCE: 32'

TURNING RADIUS: up to 323'

DOCK HIGH TRUCK POSITIONS: 48 - 9' x 10'

GROUND LEVEL RAMP: 1 - 12' X 14'



WATSON

COMMERCE CENTER FONTANA

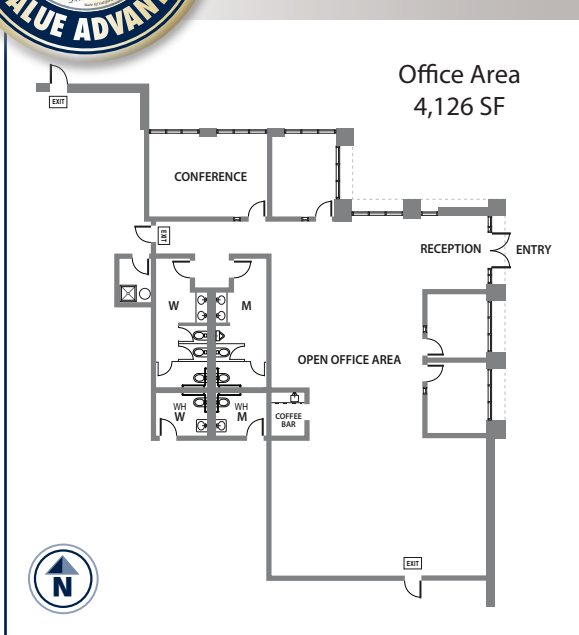
302,622 SF

Available For Lease

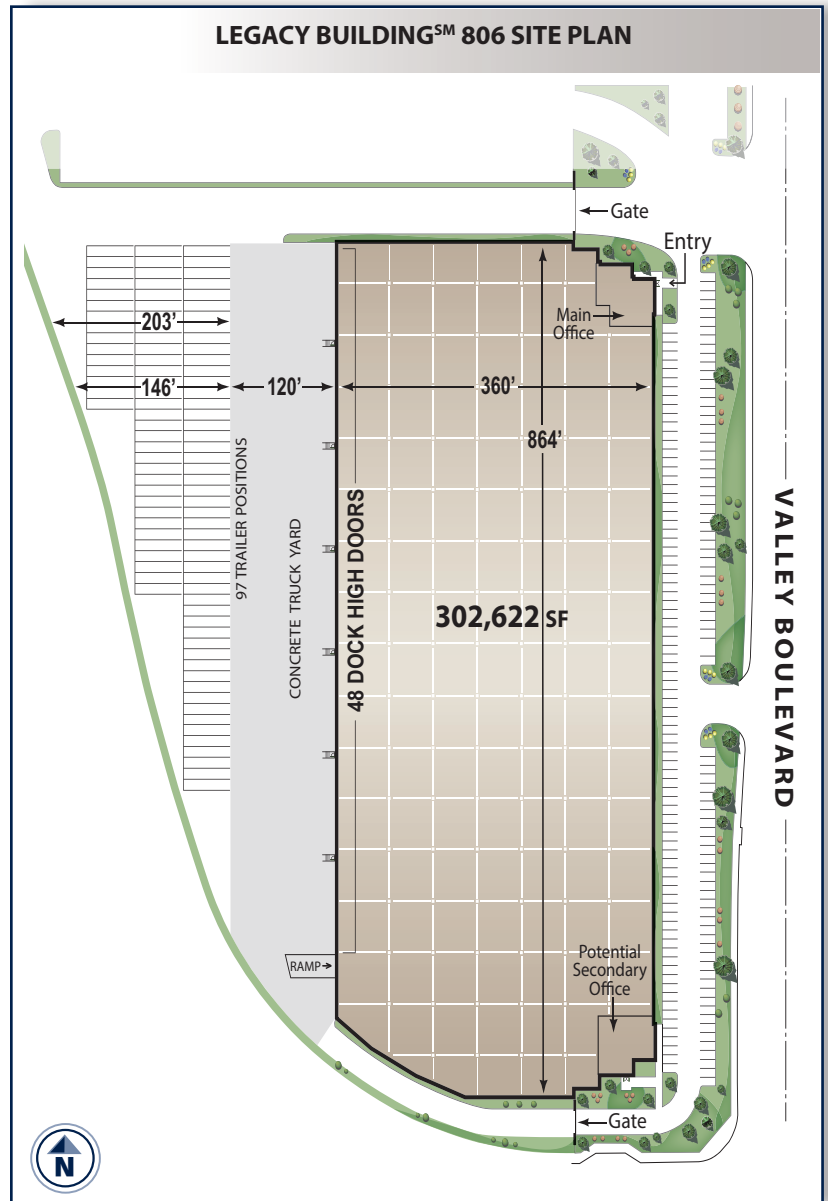
Near Ontario International Airport



OFFICE PLAN



LEGACY BUILDINGSM 806 SITE PLAN



COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Boulevard, Ontario, California 91764

Ph 909.989.7771

Michael Chavez mchavez@lee-assoc.com License # 00929693

Bill Heim bheim@lee-assoc.com License # 00776174

The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.

WATSON LAND COMPANY 22010 Wilmington Avenue, Carson, California 90745

Phone 310.952.6417