

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
97 trailer storage spaces
Excellent I-10 Freeway frontage
3% skylights
7" thick, 4000 PSI concrete floor slabs
Abundant 2nd story perimeter glass
Part of a 32 acre Master Planned Center

SPECIFICATIONS

BUILDING SIZE: 302,622 SF

OFFICE SIZE: 4,126 SF

SHIPPING OFFICE SIZE: 1,593 SF

LAND SIZE: 615,938 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: ESFR (K-17 heads)

PARKING SPACES: 140

FORKLIFT CHARGING STATIONS: 20

MINIMUM CLEARANCE: 32'

TURNING RADIUS: up to 323'

DOCK HIGH TRUCK POSITIONS: 45 - 9' x 10'
16 - pit mounted dock levelers (30,000 LB)
16 - edge of dock levelers (20,000 LB)

GROUND LEVEL RAMP: 1 - 12' X 14'



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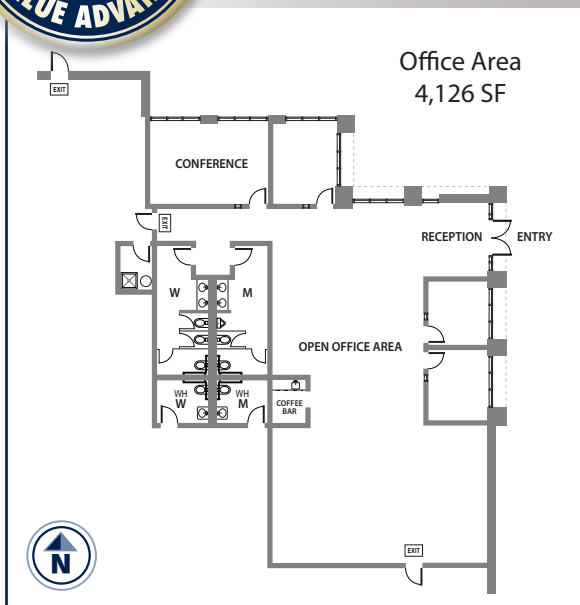
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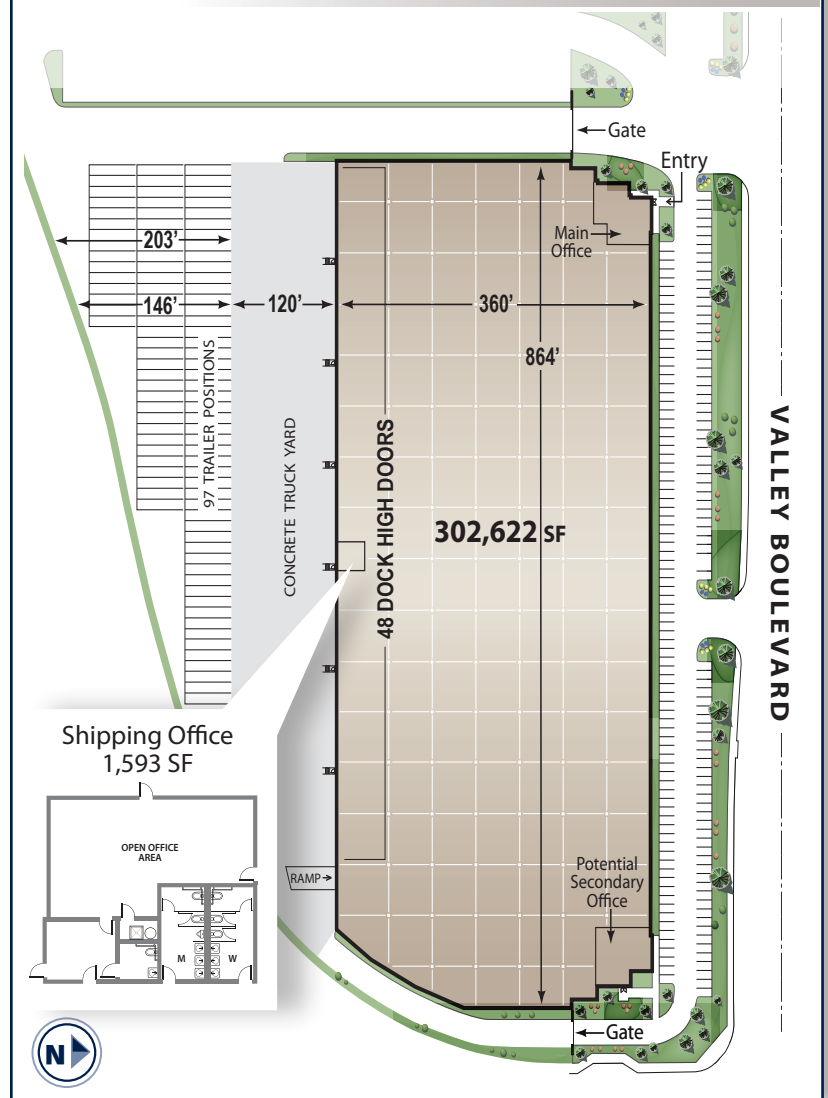
Near Ontario International Airport



OFFICE PLAN



LEGACY BUILDINGSM 806 SITE PLAN



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