

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:** 48 - 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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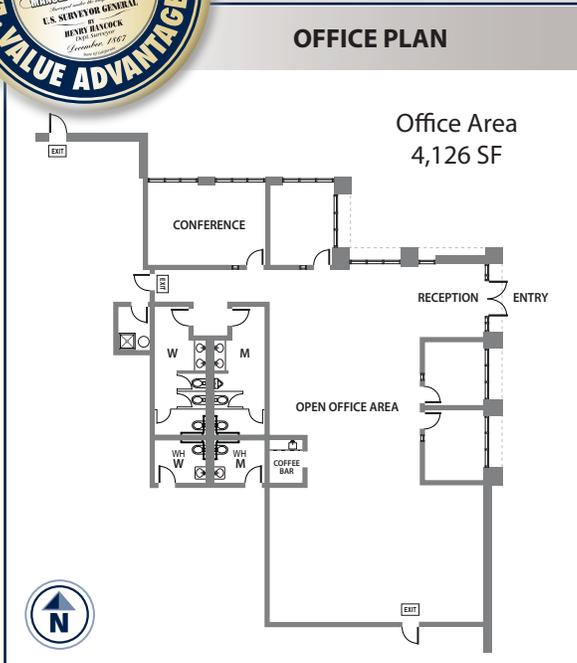
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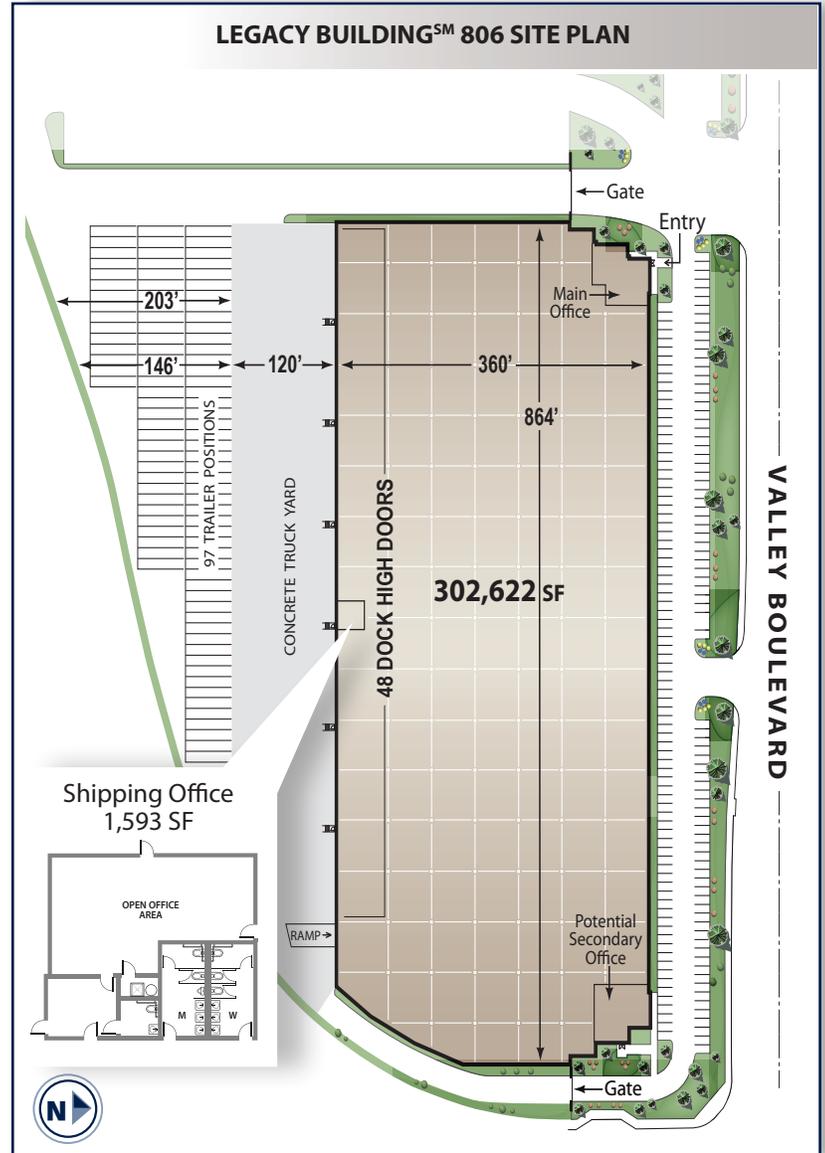
Near Ontario International Airport



OFFICE PLAN



LEGACY BUILDINGSM 806 SITE PLAN



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