

WATSON

COMMERCE CENTER FONTANA

349,552 SF

Available For Lease

Near Ontario International Airport



Cross Dock Loading

Legacy BuildingSM 801

13055 S. Valley Boulevard, Fontana, CA 92335

VALUE ADVANTAGE

- Cross dock building
- 100% concrete truck courts
- 122 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: 349,552 SF

OFFICE SIZE: Main 4,980 SF
Secondary 2,865 SF

LAND SIZE: 773,719 SF

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

WAREHOUSE LIGHTING: LED
with motion sensors

SPRINKLER SYSTEM: ESFR

PARKING SPACES: 155

MINIMUM CLEARANCE: 32'

TURNING RADIUS: 2 -185' Truck Courts

DOCK HIGH TRUCK POSITIONS: 78 - 9'x 10'

GROUND LEVEL RAMP: 2 - 12'X 14'



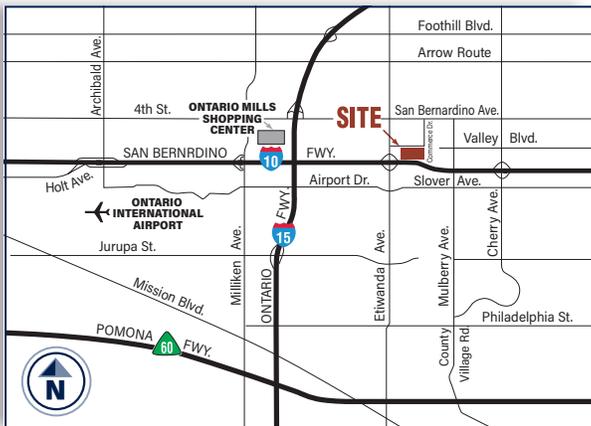
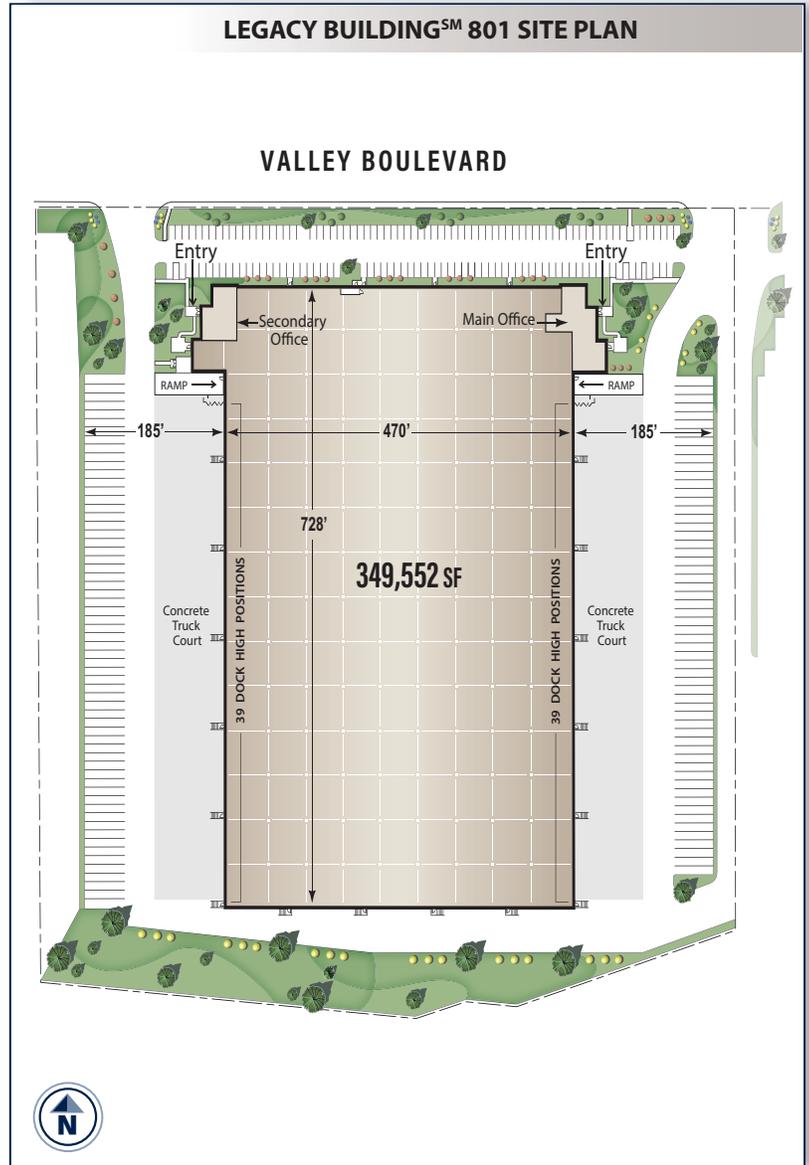
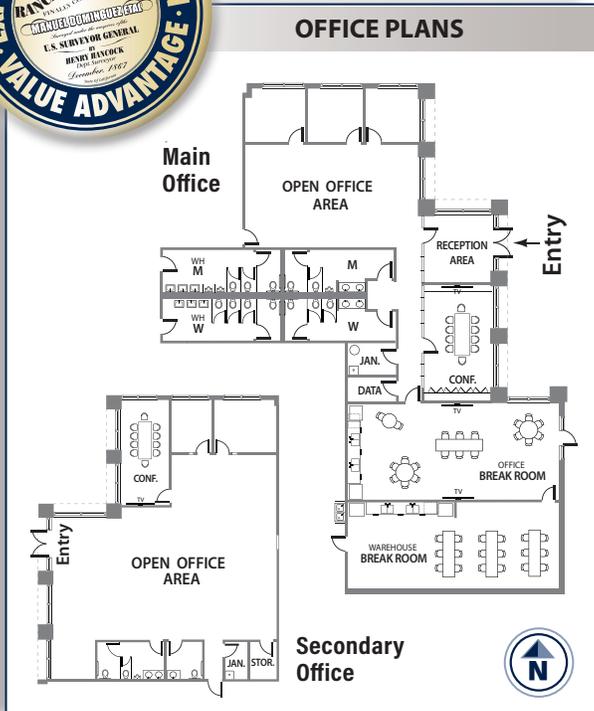
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