

# FOR LEASE

## ±177,660 SF INDUSTRIAL BUILDING

**Patriot Live Oak**  
14928 Washington Drive, Fontana, CA



**COMPLETION SEPTEMBER 2022**

### PROPERTY FEATURES:

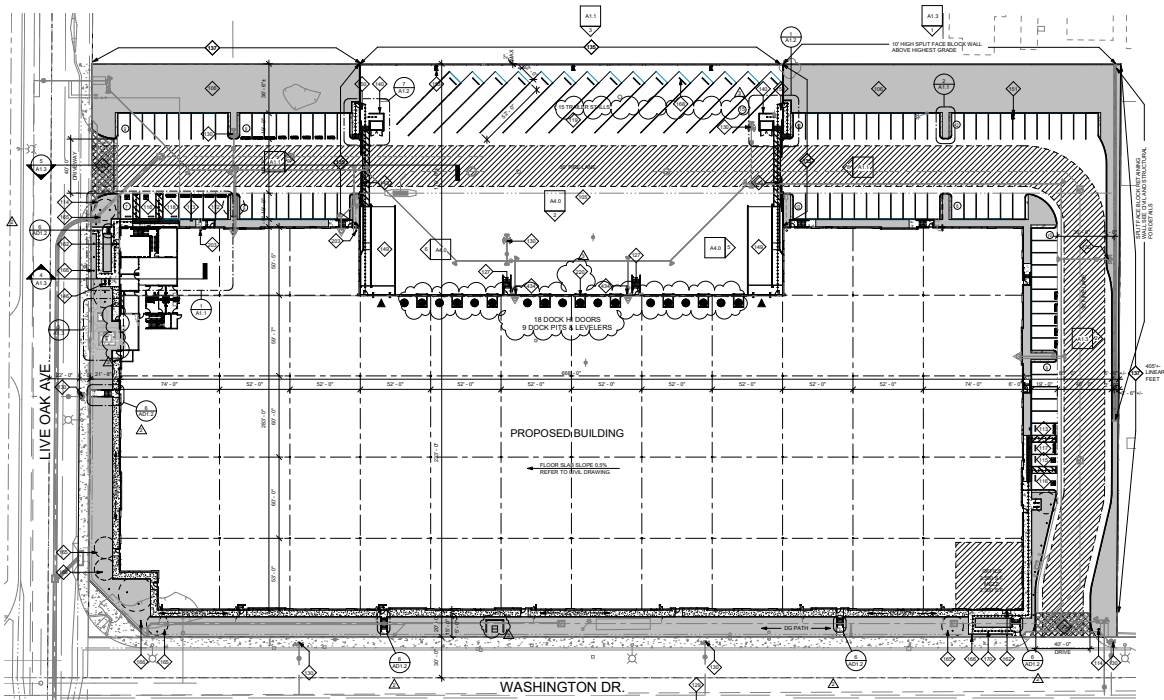
- ±177,660 SF Industrial Building
- ±2,500 SF First Floor Office Build-Out
- ±2,500 SF Mezzanine
- 32' Ceiling Height
- LED Lighting / 3% Skylights
- 18 Dock High Loading Doors (9' x 10')
- 2 Ground Level Loading Doors (12' x 14')
- 60' Speed Bay, 52' Typical Bay Spacing
- 170' Truck Court (All Concrete)
- ESFR Sprinkler System
- 2,000 Amps, 480/277 3PH
- Shop Restrooms
- 95 Parking Spaces, 14 Additional Trailer Stalls (12' x 52')
- Immediate Access to the I-10 Freeway via Cherry Ave On/Off Ramp
- Corporate Neighbors include: Walmart, Mohawk, DSV, Trader Joe's, Smart & Final and Clutter



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### CONCEPTUAL SITE PLAN



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AERIAL



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**CORPORATE NEIGHBORS MAP**

