

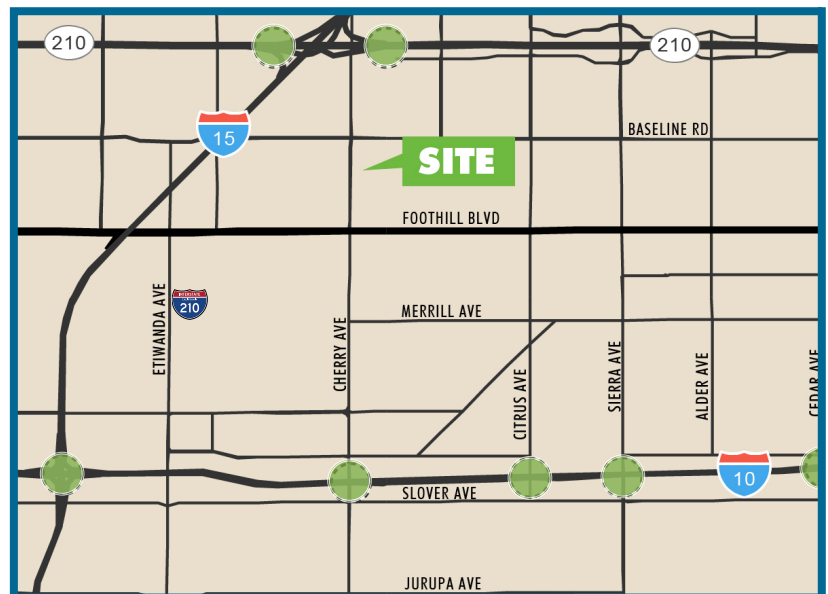
Warehouse/Distribution

263,728 SF - Divisible

14605 Miller Ave | Fontana, CA 92336



14605 Miller Avenue, Fontana CA 92336 is centrally located in the City of Fontana and can be accessed by three major highways and freeways (I-10, I-15 and SR-210). The property is located just 9 miles from the Ontario International Airport and approximately 65 miles from the Ports of Los Angeles & Long Beach. With over 300 million square feet of industrial space, the Inland Empire West is the top industrial market in the country and the premier location for distribution & e-commerce companies.



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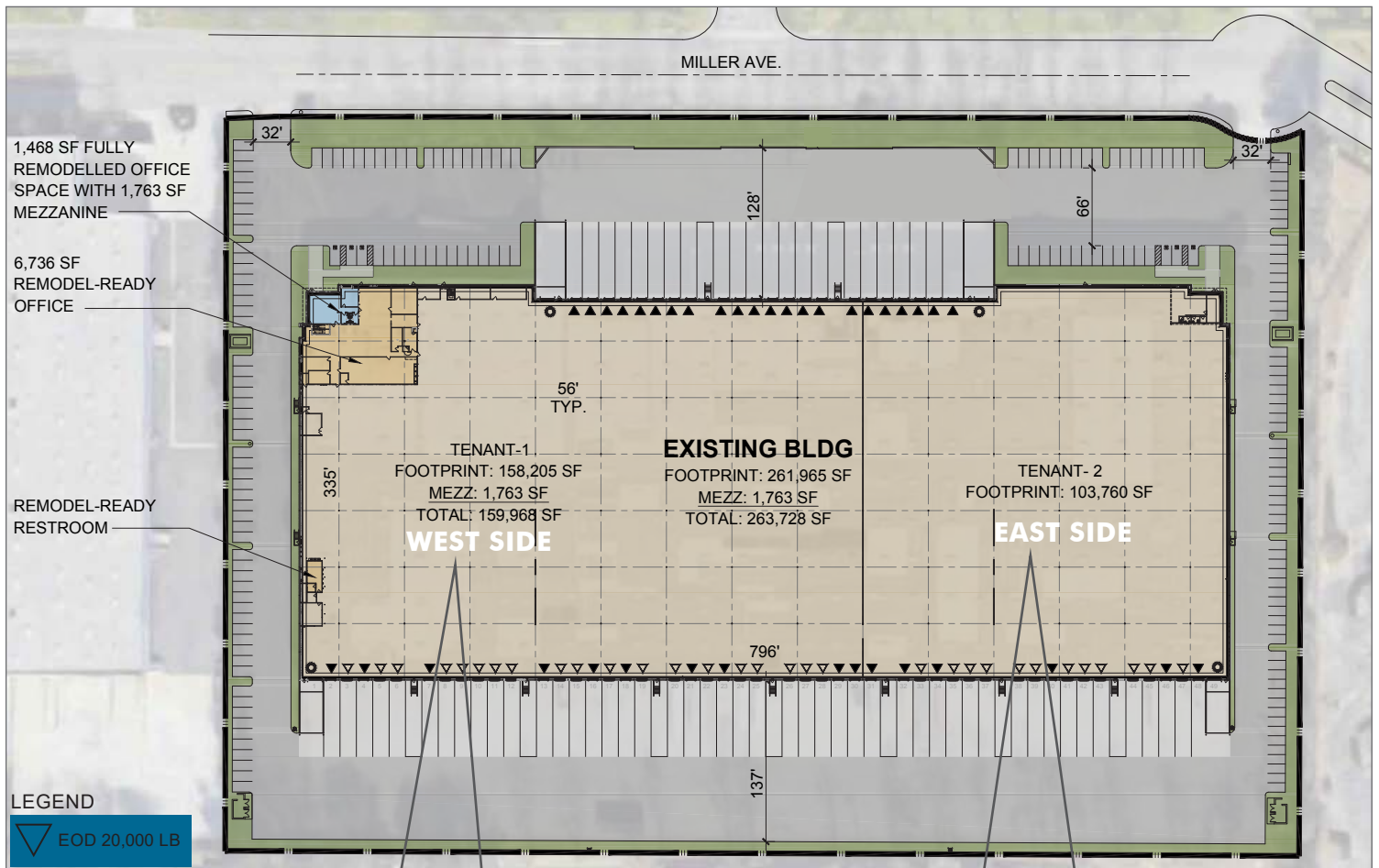
Property Overview

**Available Space 263,728 SF
For Lease**

Building Dimensions: 796' x 335'	Dock Doors: 69
Edge of Dock Levelers: (31) 20,000 lb	Drive-In Doors: 4
Clear Height: 30'	Office Area: 10,494 SF two-story office
Warehouse Lighting: LED at 25 FC	Fire Protection System: ESFR
Column Spacing: 48' x 56'	HVAC System: Packaged Units
Parking: 188 Car Parking Stalls (Potentially up to 568)	Year Built: 1991
Site Area: 13.14 Acres	Roof: BUR Reflective Coating
Floors: 1	Zoning: I-L (Light Industrial)

Divisible Property Overview

Available Space 159,968 SF & 103,760 SF
For Lease



West Side - 159,968 SF

Dock High Doors: 45

EOD: 19

Ground Level Doors: 2

Office Area: 9,967 SF two-story office

East Side - 103,760 SF

Dock High Doors: 24

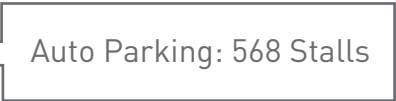
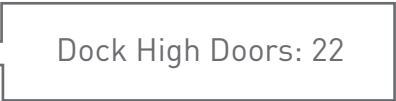
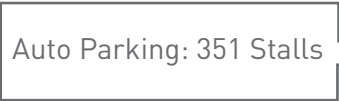
EOD: 12

Ground Level Doors: 2

Office Area: 527 SF



Potential Parking
351 Stalls & 568 Stalls



San Bernardino County

The Fontana submarket has 62,050,708 square feet of industrial space and is part of the Inland Empire West, one of the top performing markets in the country. 14605 Miller Avenue, Fontana CA 92335 is located within the Fontana Commerce Center where the majority of the properties are institutionally owned and leased to e-commerce and warehouse / distribution companies. Corporate neighbors include Target Stores, Mercedes Benz, UPS, Iron Mountain and Starbucks.



About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm. The company specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 83 million square feet of industrial space. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, New Jersey and Nevada. For more information visit www.Dermody.com.



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