WATSON

COMMERCE CENTER FONTANA

349,552 SF

Available For Lease

Near Ontario International Airport

Legacy Building℠ 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'

WATSON
LAND COMPANY

WATSON

COMMERCE CENTER FONTANA

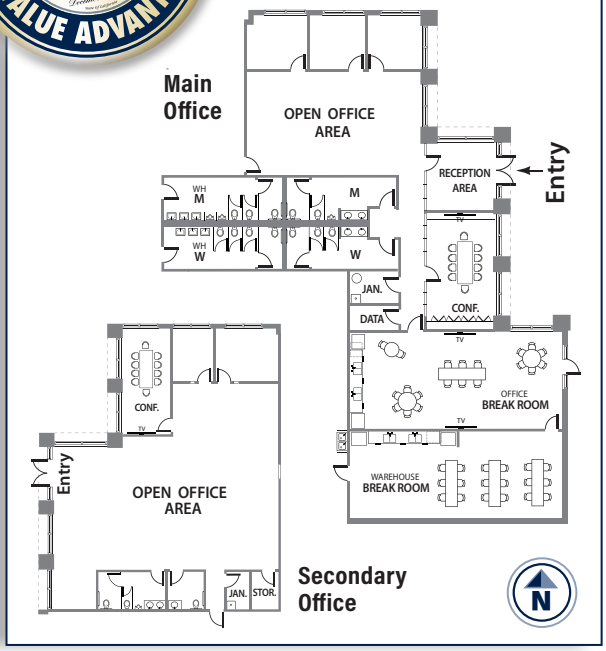
349,552 SF

Available For Lease

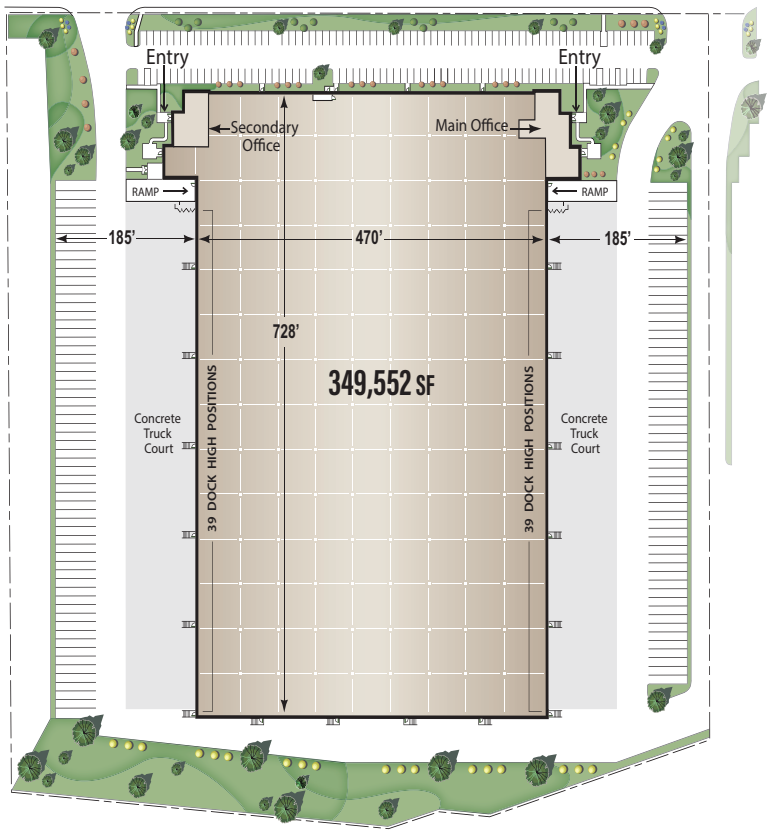
Near Ontario International Airport

EXPERIENCE THE WATSON VALUE ADVANTAGE

OFFICE PLANS



LEGACY BUILDING[SM] 801 SITE PLAN



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Boulevard, Ontario, California 91764
Ph 909.989.7771

Michael Chavez
mchavez@lee-assoc.com
License # 00929693

Bill Heim
bheim@lee-assoc.com
License # 00776174

Valentina Cadogan
vcadogan@lee-assoc.com
License # 01829336

The information on this brochure has been compiled for the internal administrative convenience of Watson Land Company. Watson Land Company makes no representation or warranty, express or implied, as to the accuracy of this brochure. This brochure may not reflect all building improvements or as-built conditions. The information contained herein and on any other materials with which it is presented is not an offer and is subject to change without notice. Tenants should make their own independent investigations of all facts and assumptions on which they might rely in making a decision to lease property from Watson Land Company.