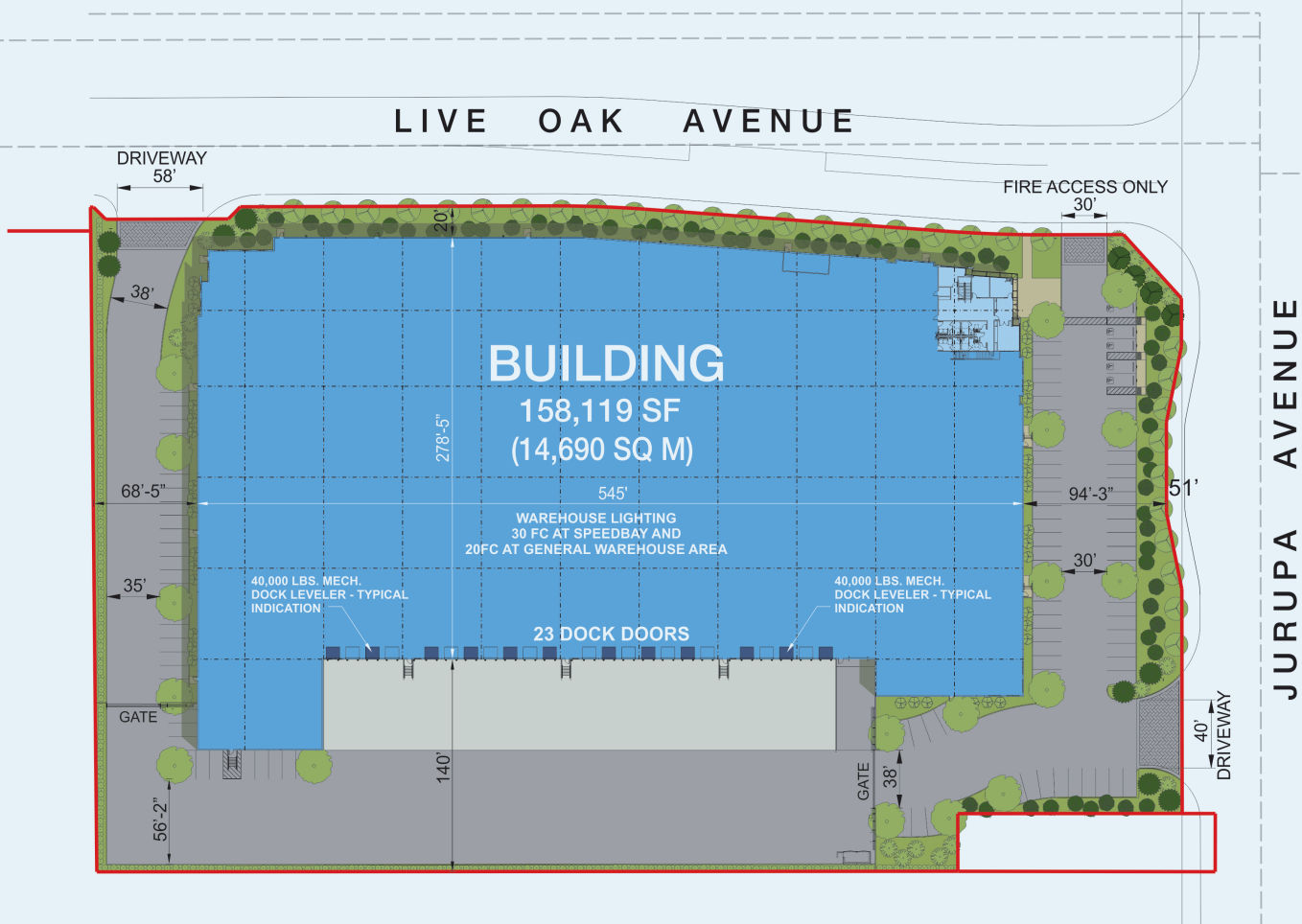




LIVE OAK DISTRIBUTION CENTER

158,119 SF

14874 Jurupa Avenue, Fontana, CA 92337



Live Oak Distribution Center is a 7.15 acre site that will accommodate a dock-high user totaling 158,119 square feet. This 32' minimum clear, ESFR building is fully equipped with 23 dock-high positions ideal for all distribution and 3PL users. This State-of-the-Art facility is situated in the Southwest Industrial Park (SWIP), one of the fastest growing markets in the Inland Empire.

PARK BENEFITS

- Quick access to the I-10, I-15 and I-215
- Three airports located within 20 miles
- Close to amenities
- Located in high profile area
- Affordable housing in region
- No assessment bond encumbrances

CORPORATE NEIGHBORS

- UPS
- Walmart
- Black + Decker
- Electrolux
- Oldcastle
- SAIA
- Mainheim Auctions
- Ryder
- CEVA
- CSA
- Western Express
- XTRA Lease

158,119 square feet

BUILDING SIZE: 158,119 SF

SITE SIZE: 7.15 acres

OFFICE SPACE: 2,386 SF (1st floor)
2,500 SF (2nd floor)
4,886 SF total



Ideal for Local and Regional Distribution

CLEAR HEIGHT: 32'

COLUMN SPACING: 52' x 60'

AUTO PARKING: 96 spaces

DOCK DOORS: 23 - 9'x10'
(12 equipped with mechanical pit levelers)

DRIVE-IN DOORS: 1 - 12' x 14'

TRUCK COURT: 140' concrete paved and enclosed with 8' split-face block walls

SKYLIGHTS: 3% (2.5% skylights / 0.5% smoke-activated skylights)

FIRE SPRINKLER: ESFR (K25.2)

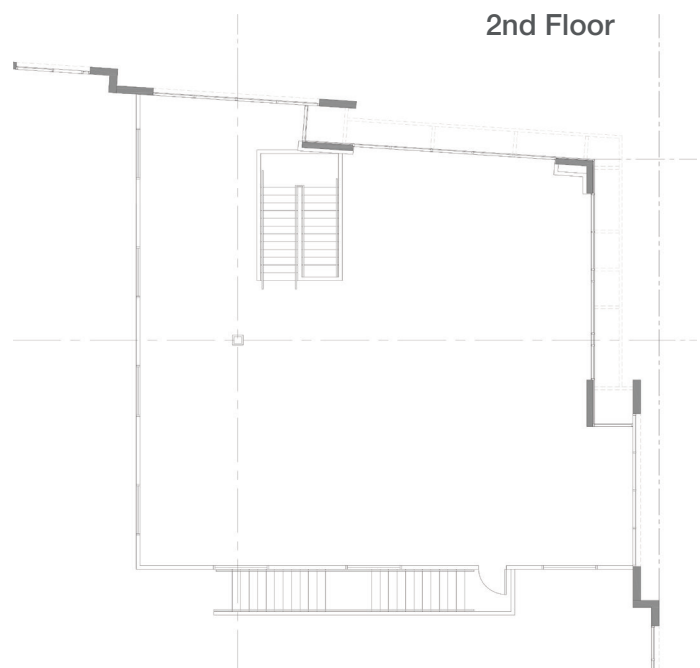
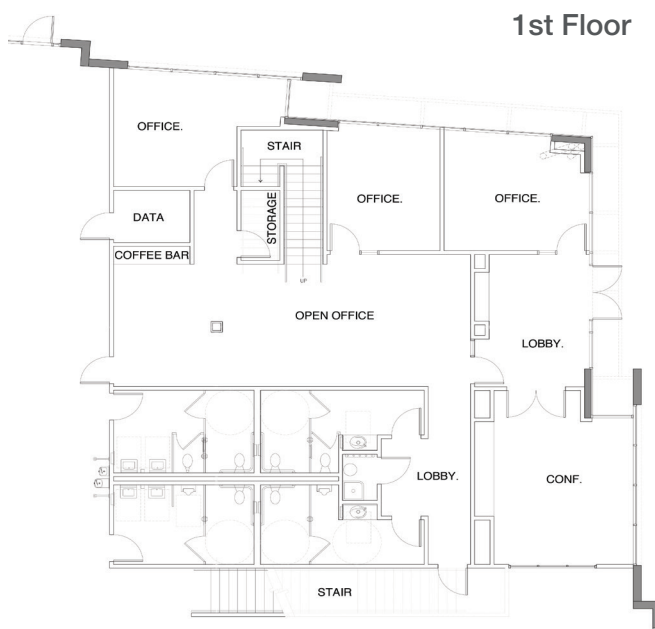
POWER: 2,000 amp Underground Pull Section (UPS) with 200A 480/227v service

FLOOR SYSTEM: 7" Ductilcrete™
(Equivalent to 8" reinforced concrete)

FANS: 2 "Big Ass" fans in the speed bay

LED LIGHTING

SPEC OFFICE PLAN





For more information, or to set up a tour, please contact:

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