



**Build-to-Suit with Freeway Frontage  
Distribution, Corporate Headquarters  
Warehouse & Office Mix  
321,000 SF – 1,000,000 SF Alternatives**

**Westgate Commerce Center  
15 & 210 Freeways Intersection  
Fontana, California  
71 acres**

### PROPOSED DESIGNS INCLUDE:

- 32' minimum ceiling clearance
- 2% skylights and clerestory windows
- T-5/T-8 lighting with motion sensors
- ESFR sprinkler systems
- Mechanical pit dock levelers with 35,000 lb. capacity available
- Grade level office space and/or 2nd story offices
- Power delivered by SCE to meet demand
- Ample truck turning radius
- Abundant parking stalls and trailer/container spaces
- Fully fenced yards
- LEED or similar certifications

### CONTACT INFORMATION:

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### LOCATION HIGHLIGHTS:

- Freeway frontage and total visibility
- Victoria Gardens & Falcon Ridge Shopping Centers
- Immediate access to the 15 & 210 freeways
- Corporate neighbors include New Balance, Mercedes Benz, Target, New Classic Home Furnishings
- Close to Ontario International Airport

Conceptual plans for preliminary planning purposes only.  
This plan is subject to change and the owner reserves the right to make designer layout changes at any time.

# WESTGATE COMMERCE CENTER



**DISCLAIMER**

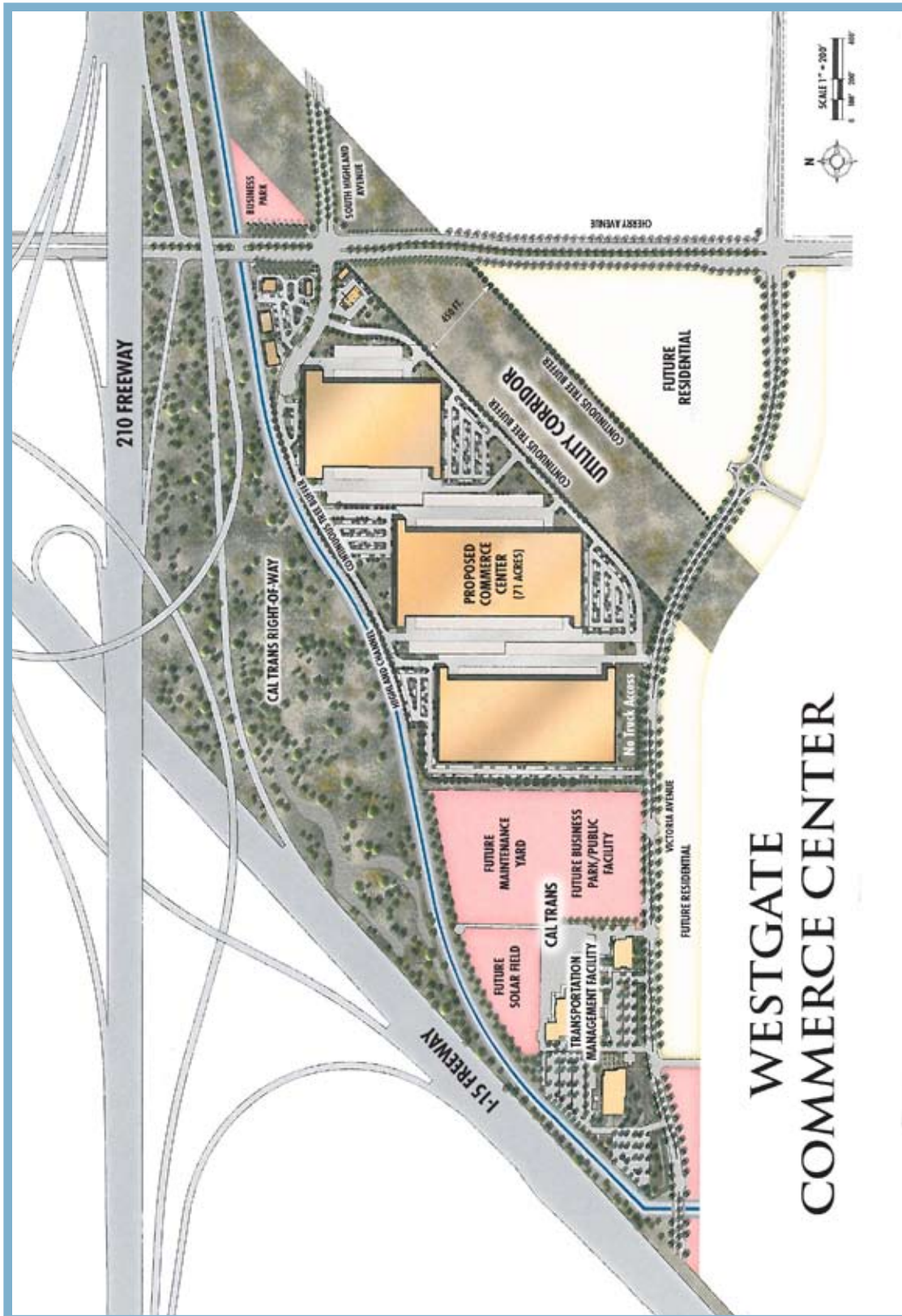
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