



almonddistribution.com

Almond & Valley Distribution Center

9845 ALMOND AVENUE, FONTANA, CA 92335

±275,560 sq. ft.
AVAILABLE

35 total
DOCK DOORS

±6,433 sq. ft.
OFFICE AREA

1 per 7,873 sq. ft.
LOADING RATIO

Up to 36'
CLEAR HEIGHT

4,000 AMPS
POWER

Features

A ±275,560 sq. ft. State-of-the-Art distribution center, ideally located near Interstate 10 and 15, just south of the California Speedway.

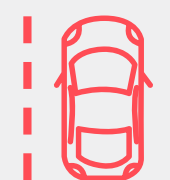
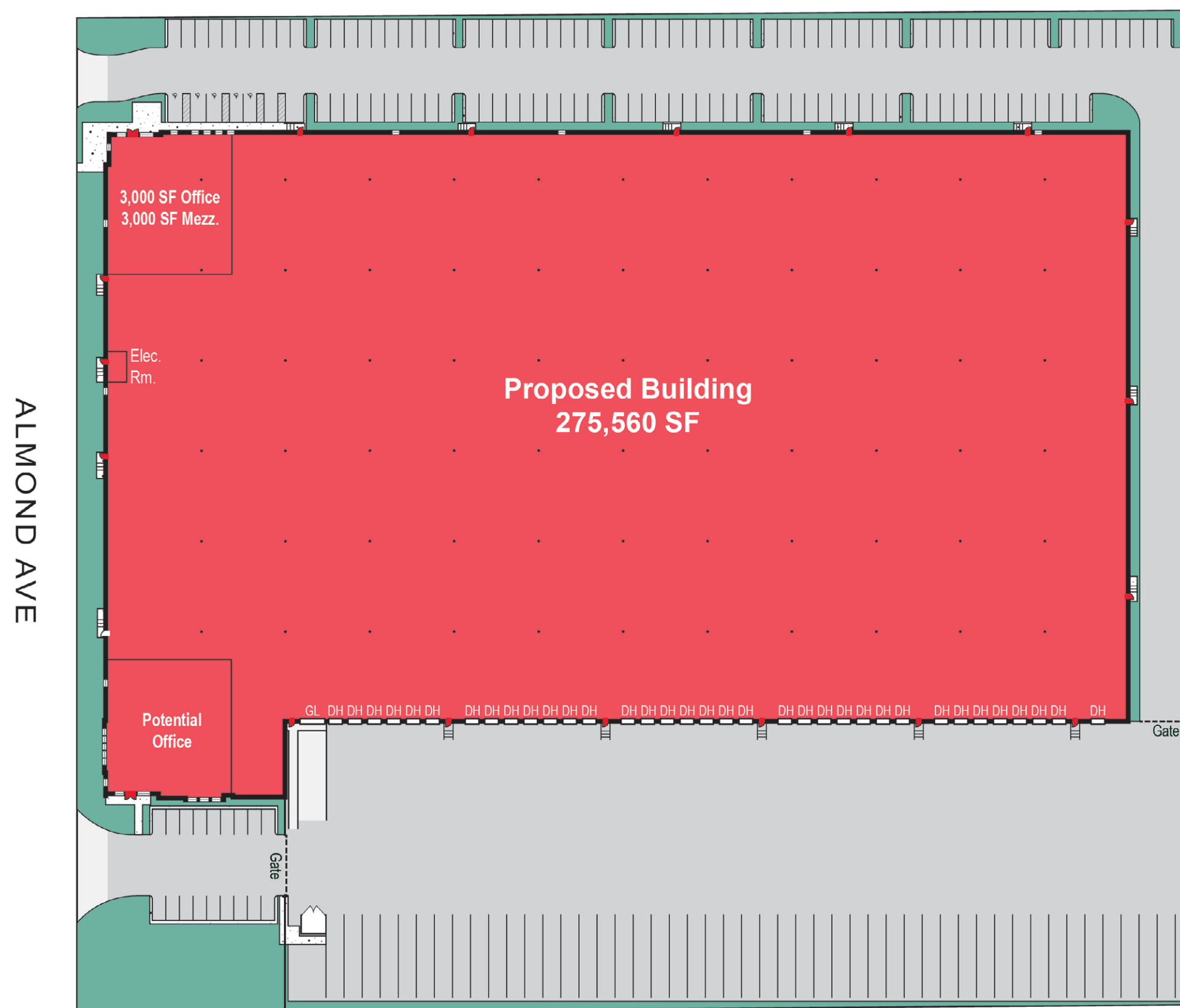
Efficient operations with 35 dock-high doors plus ample trailer parking with 48 trailer stalls.

Seeking LEED Certification.

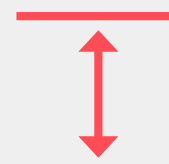


Building Specifications

Building Size	±275,560 sq. ft.
Available	±275,560 sq. ft.
Office Space	±6,433 sq. ft.
Clear Height	36'
Dimensions	2,135' x 600'
Column Spacing	60' x 56' (60' speed bays)
Dock Doors	35 (9' x 10') doors
Drive-ins	1 (12' x 14')
Format	Front Load, South Facing
Trailer Parking	48 stalls
Automobile Parking	143 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	4,000 amps (verify)



143
Automobile
Parking



36'
Clear
Height



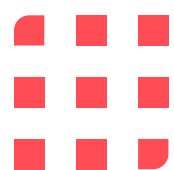
60' x 56'
Column
Spacing

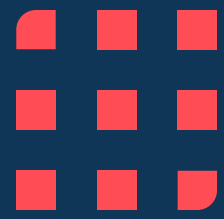


35
Dock Doors/
column space

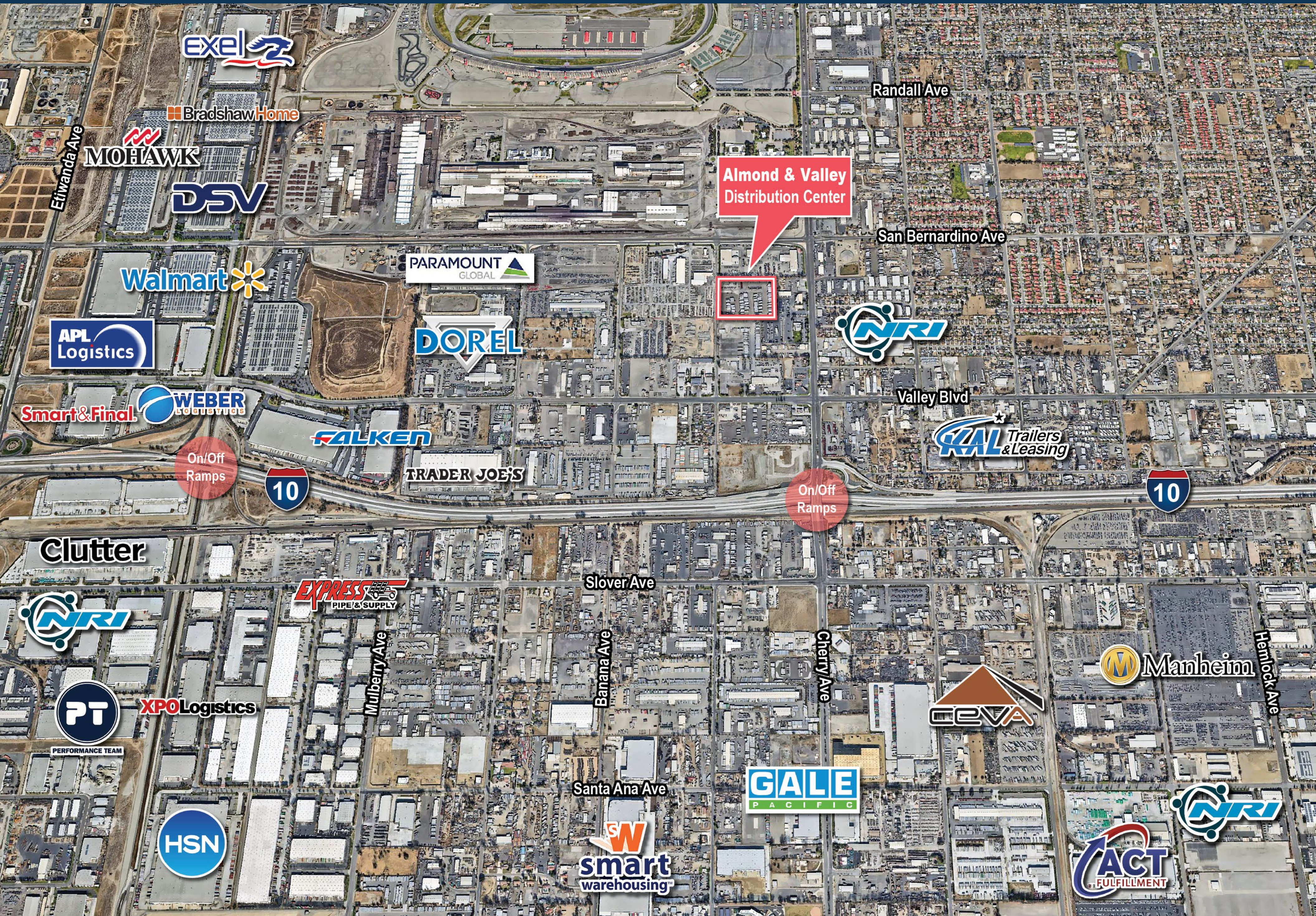


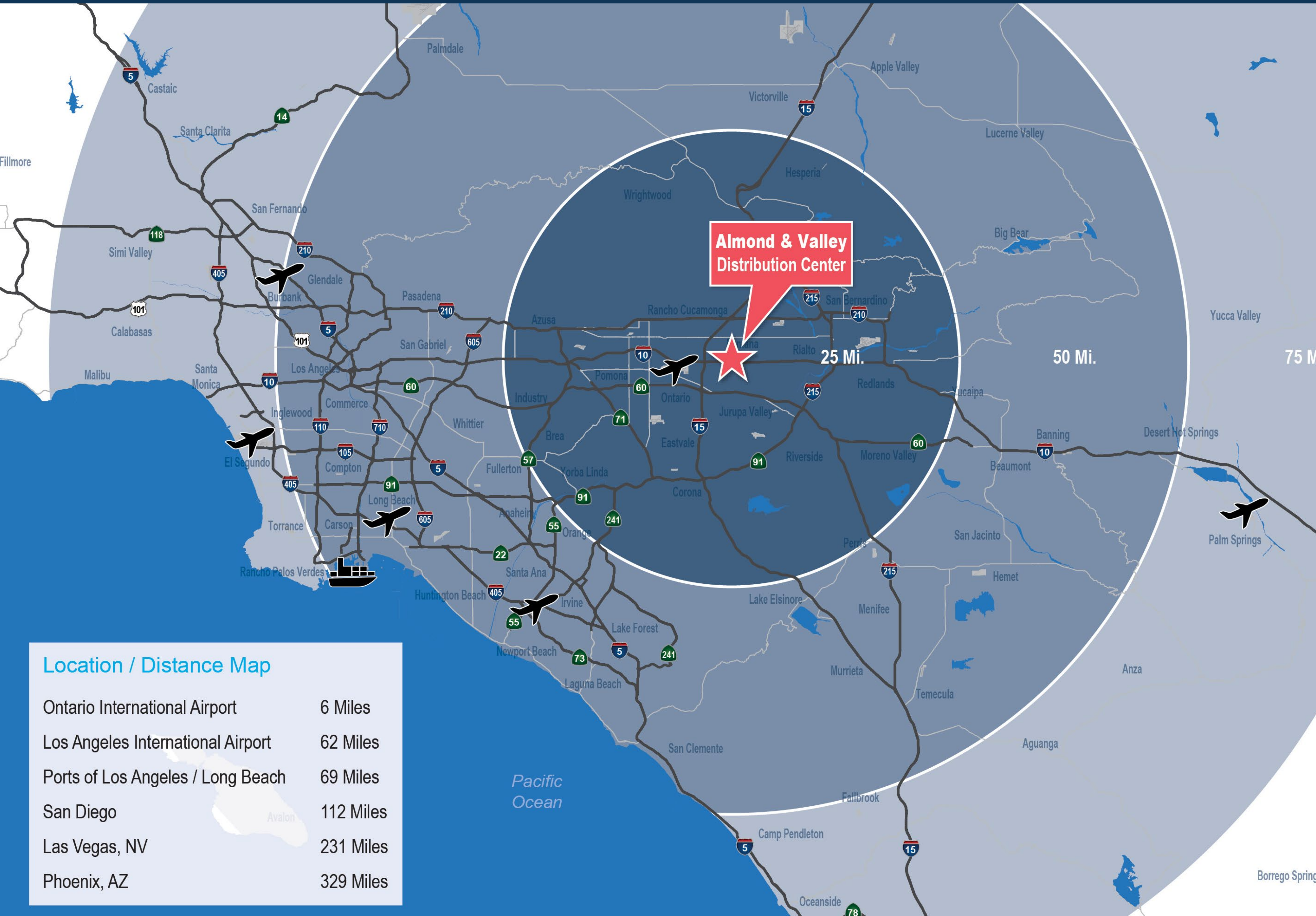
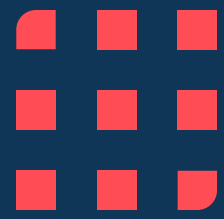
185'
Truck Court
Depth





Connectivity & Corporate Neighbors





**Almond & Valley
Distribution Center**

25 Mi.

50 Mi.

75 Mi.

Location / Distance Map

Ontario International Airport	6 Miles
Los Angeles International Airport	62 Miles
Ports of Los Angeles / Long Beach	69 Miles
San Diego	112 Miles
Las Vegas, NV	231 Miles
Phoenix, AZ	329 Miles

WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Sustainability



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Brookfield Properties

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