BGRE

Almond & Valley Distribution Center

9845 ALMOND AVENUE, FONTANA, CA 92335



FOR LEASE

±275,560 SF

BGRE

On the ground.
By your side.

Real estate works better when the people behind it understand your business.

That’s why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, That means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren’t managed from a distance. They’re built on the ground.



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Building Highlights

143 Automobile Parking

48 Trailer Parking

36’ Clear Height

60’x56’ Column Spacing

35 Dock Doors

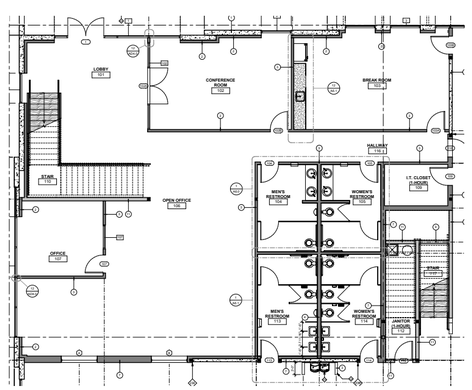
185’ Truck Court Depth

Building Specs

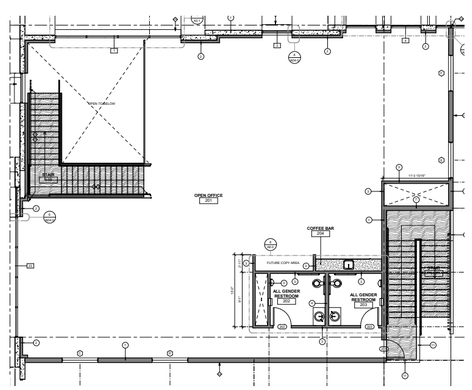
Building Size	±275,560 sq. ft.
Available	±275,560 sq. ft.
Office Space	±6,433 sq. ft.
Clear Height	36’
Dimensions	2,135’ x 600’
Column Spacing	60’ x 56’ (60’ speed bays)
Dock Doors	35 (9’ x 10’) doors
Dock Equipment	Pit Levelers w/ 40,000-lb capacity at every other dock high door (18 total)
Drive-ins	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)



First Floor Office Space



Second Floor Office Space



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Adjacent Yard Expansion Opportunity

9995 ALMOND AVENUE, FONTANA, CA 92335

±9.5 Acres
Industrial Land

215 Trailer Stalls
12' Wide x 55' Long

Fenced & Lit
Yard Area

Paved / Slagged
Yard

Immediate Freeway Access
I-10 and I-15



Additional Yard Exclusively Listed By:

NEWMARK

Steve Sprenger
909.974.4078
steve.sprenger@nmrk.com
Lic. # 01202806

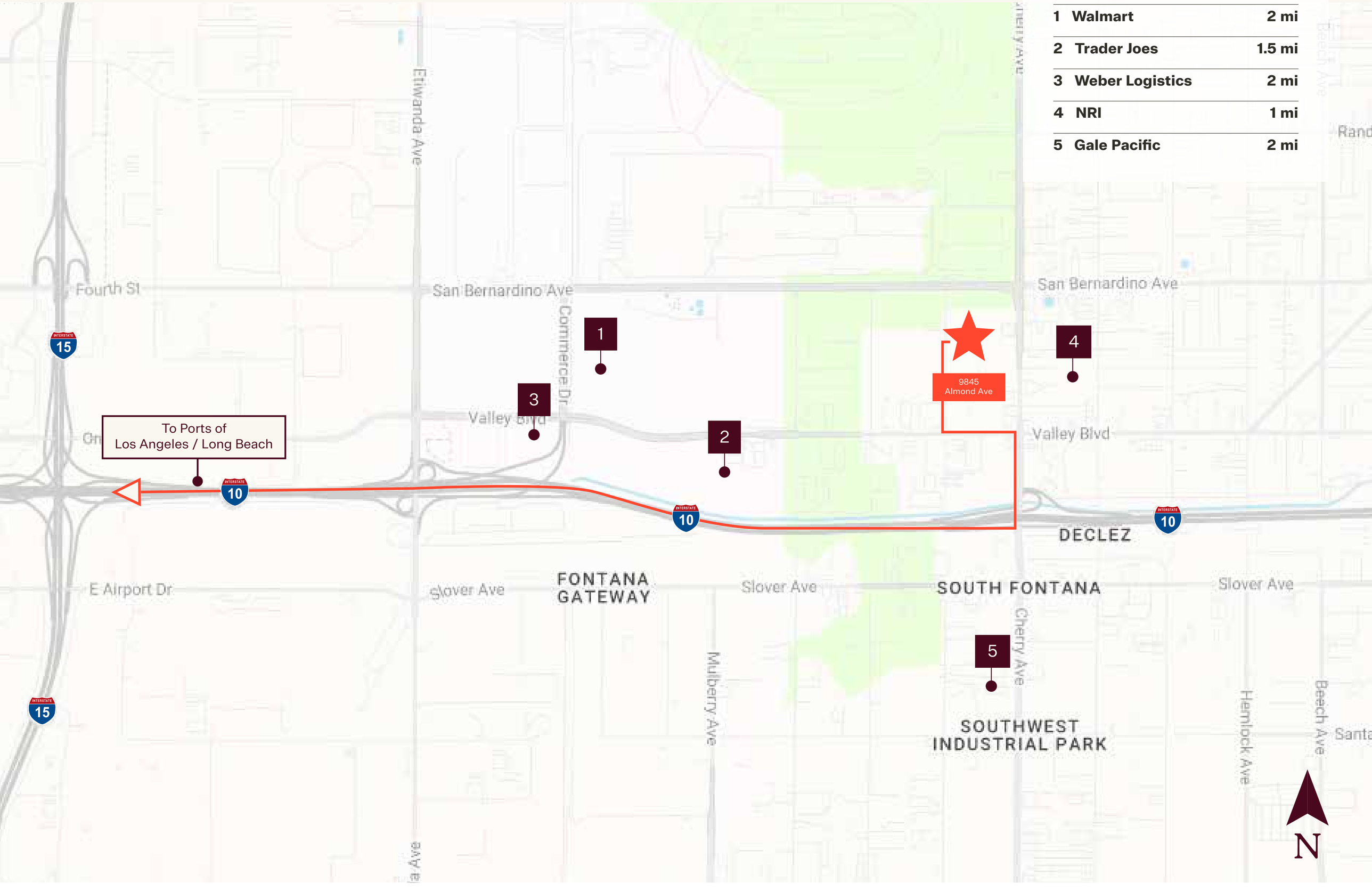
Randy Lockhart
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Connectivity & Corporate Neighbors

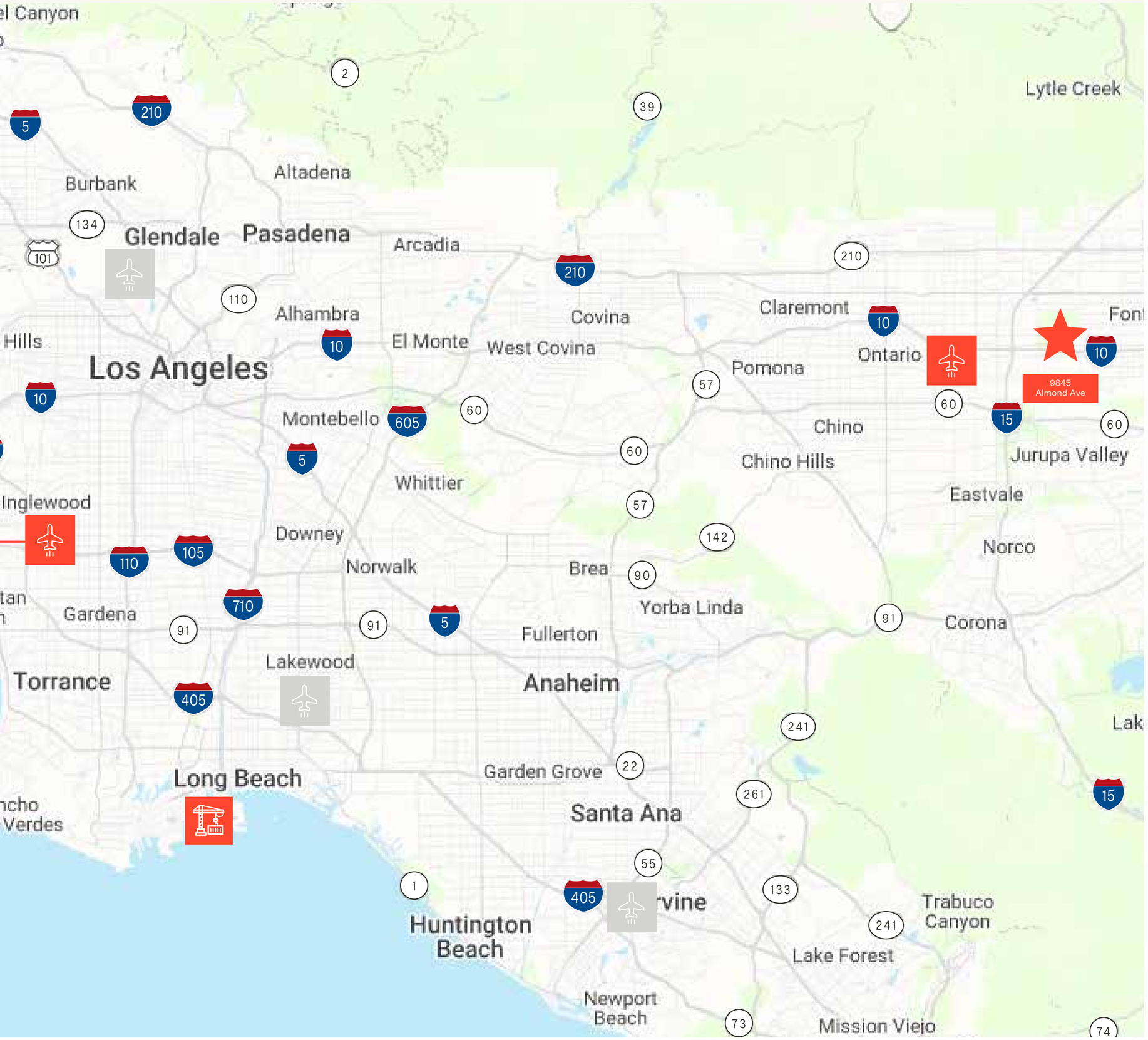
Key Distances

1	Walmart	2 mi
2	Trader Joes	1.5 mi
3	Weber Logistics	2 mi
4	NRI	1 mi
5	Gale Pacific	2 mi



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Area Map & Key Distances



Key Distances

Ontario Int'l Airport (ONT)	**6 mi**
Los Angeles Int'l Airport (LAX)	**62 mi**
Ports of Los Angeles/Long Beach	**69 mi**

Demographics

Population (2025 Estimate)	**221,223**
Population Growth Since 2020	**±6.1%**
Median Household Income	**$102,821**
Average Household Size	**3.66 Persons**
Bachelor's Degree or Higher	**21.4%**

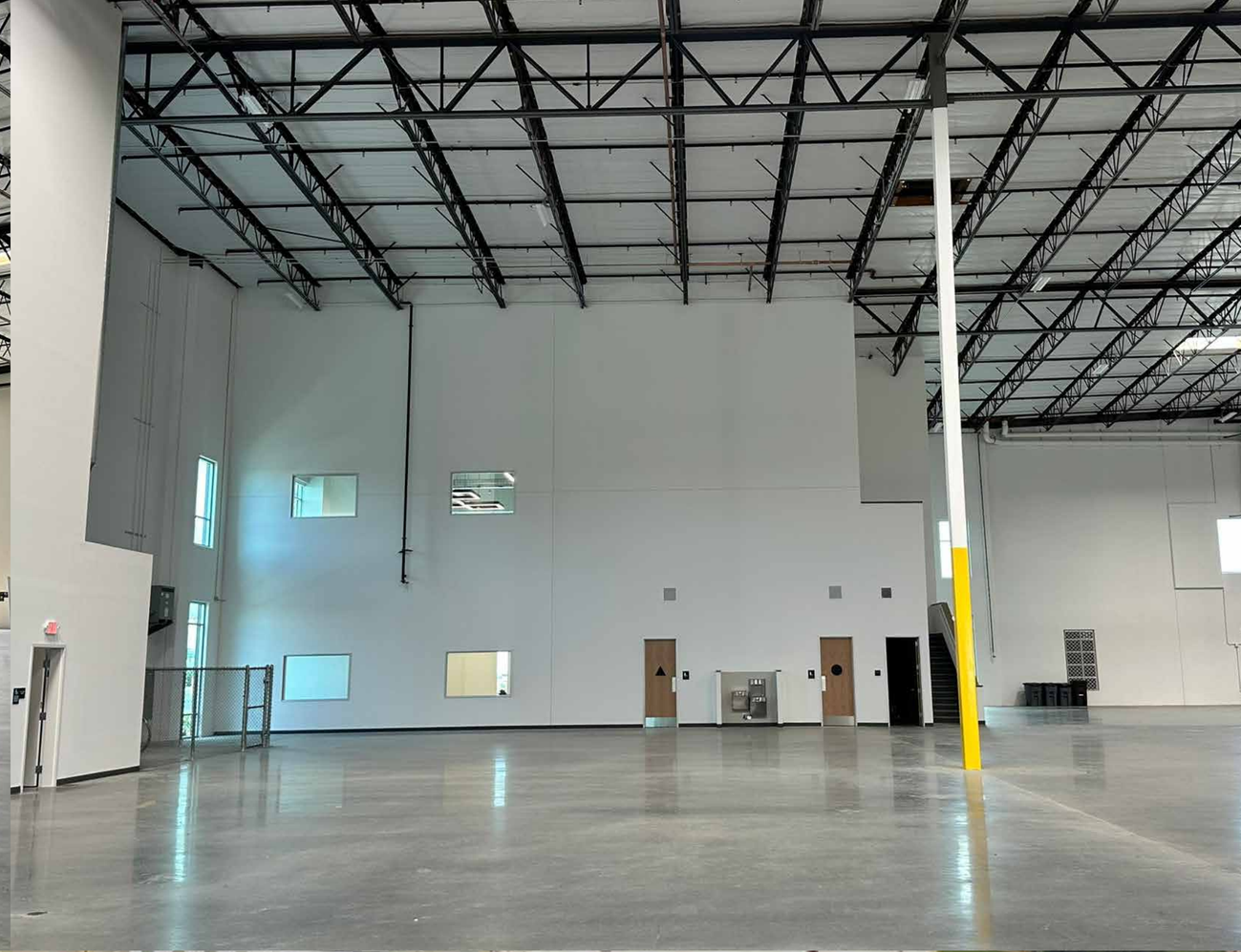
Labor

Total Labor Force	**±100,000**
Total Private Sector Jobs	**57,000**
Transport, Warehouse & Utilities Jobs	**9,400**
Warehousing & Logistics Location Quotient	**2.9x (highly specialized)**
Year-Over-Year Employment Growth	**±1.4%**

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Sustainability that *delivers value.*

We focus on practical sustainability improvements that can lower utility use and costs, improve building performance and strengthen resilience — while working alongside you to explore energy solutions shaped around your needs.

- **Efficiency that can lower costs.** Energy-efficient building improvements can reduce utility use and costs while supporting a more comfortable workplace.
- **Better information.** Building performance data gives you greater visibility into how your space is operating, helping inform decisions, and support ESG reporting.
- **Energy, shaped around your needs.** We start with your operation and your priorities. Together, we can explore renewables, battery storage, EV charging and emerging technologies — focusing on what makes sense for your business.
- **A partner as your needs evolve.** We work alongside you throughout your lease, with solutions that can adapt as your operational and energy needs change.

GREEN LEASE LEADER GOLD

LEED GOLD — LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

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9845 Almond Avenue *at a glance.*

142,801
Gallons of Annual Indoor Water Savings

933,729
Gallons of Annual Outdoor Water Savings

61%
Energy Use Reduction

100%
LED Lights

1.6 lbs/sf
Construction & Demolition Waste Generated

14
Products with EPDs Installed

***Data represents annual averages compared to non-LEED buildings.**

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