

WEST VALLEY LOGISTICS CENTER

up to 3.2 MSF

Armstrong Road & Locust Avenue, Fontana, CA 92337

View Property Video

www.idilogistics.com

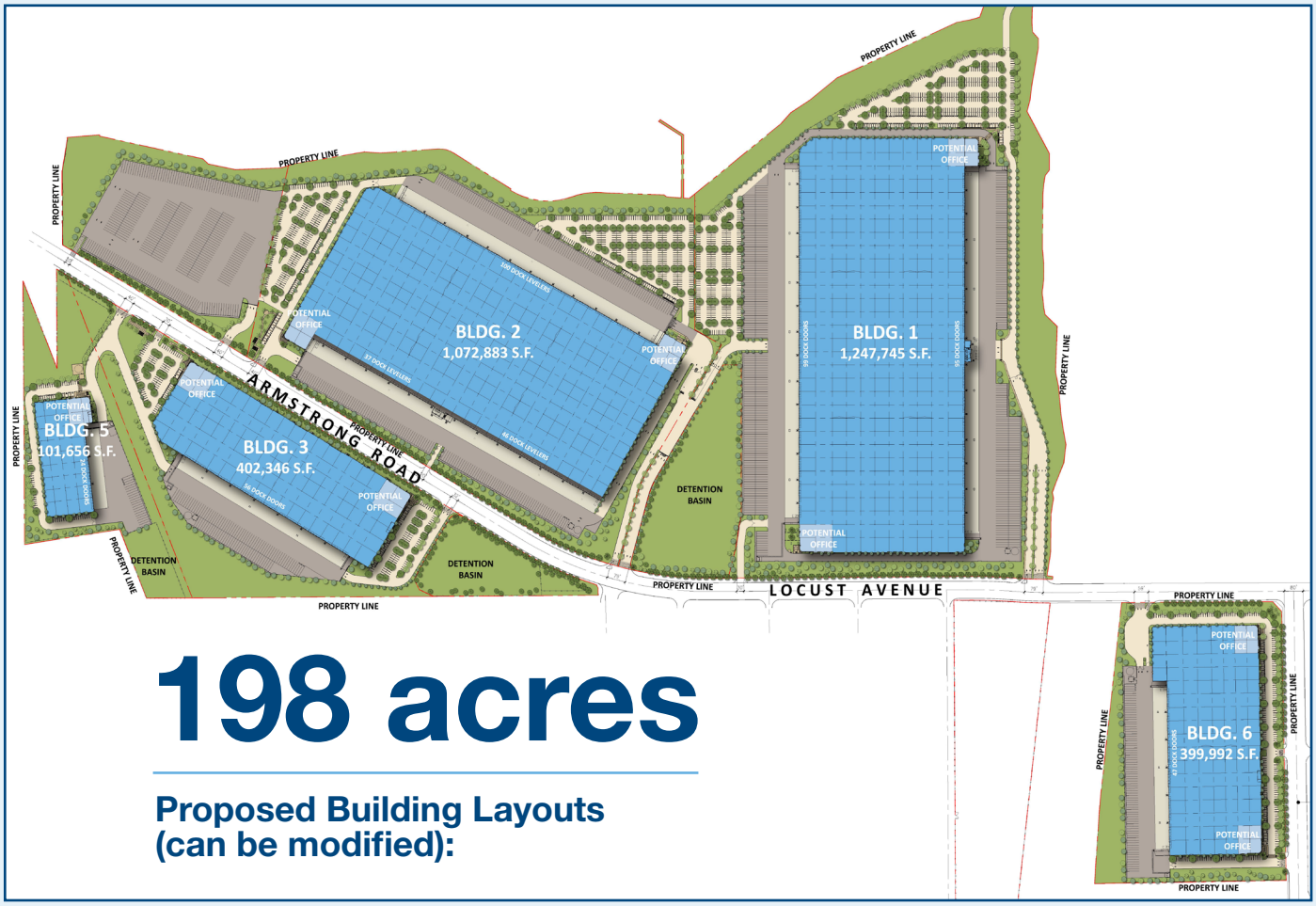
IDI Logistics



West Valley Logistics Center is strategically located in one of the premier distribution markets in the country. It can accommodate rentable area up to 3.2 MSF with buildings ranging from 101,656 to 1,247,745 SF. The site features proximity/access to three major Interstates and the nation's busiest port system; immediate proximity to Ontario Airport, UPS & Fed Ex Ground Hubs and BNSF Inter-modal Yard.

PARK BENEFITS

- Located in the Inland Empire West, one of the most robust industrial markets in the United States
- Centrally located, only 2 miles south of I-10 and 3 miles north of SR-60 with close proximity to the I-10 and I-215 interchange
- Less than 30 minutes from Ontario International Airport
- Excellent access to the Ports of Long Beach and Los Angeles, as well as direct transportation routes to service the West Coast
- Business-friendly City of Fontana
- Ample parking for high employee e-commerce
- Close to amenities
- Affordable housing in region
- Excess trailer parking available



198 acres

Proposed Building Layouts (can be modified):

BUILDING 1 – 11520 Armstrong Road

SITE AREA:	76.37 acres
BUILDING AREA:	1,247,745 SF
POTENTIAL OFFICE:	15,000 SF
POTENTIAL MEZZANINE:	15,328 SF
CLEAR HEIGHT:	42’
AUTO PARKING:	690 spaces
TRAILER PARKING:	460 stalls

BUILDING 2 – 11940 Armstrong Road

SITE AREA:	52.33 acres
BUILDING AREA:	1,072,883 SF
POTENTIAL OFFICE:	15,000 SF
POTENTIAL MEZZANINE:	15,264 SF
CLEAR HEIGHT:	42’
AUTO PARKING:	648 spaces
TRAILER PARKING:	239 stalls

BUILDING 3 – 11949 Armstrong Road

SITE AREA:	26.72 acres
BUILDING AREA:	402,346 SF
POTENTIAL OFFICE:	10,000 SF
POTENTIAL MEZZANINE:	10,172 SF
CLEAR HEIGHT:	40’
AUTO PARKING:	218 spaces
TRAILER PARKING:	100 stalls

TRAILER PARKING 4 12024 Armstrong Road

TRAILER PARKING:	302 stalls

BUILDING 5 – 12099 Armstrong Road

SITE AREA:	10.50 acres
BUILDING AREA:	101,656 SF
POTENTIAL OFFICE:	5,000 SF
CLEAR HEIGHT:	32’
AUTO PARKING:	75 spaces
TRAILER PARKING:	22 stalls

BUILDING 6 – 11339 Locust Avenue

SITE AREA:	20.26 acres
BUILDING AREA:	399,992 SF
POTENTIAL OFFICE:	10,000 SF
POTENTIAL MEZZANINE:	8,000 SF
CLEAR HEIGHT:	40’
AUTO PARKING:	250 spaces
TRAILER PARKING:	80 stalls

Notable Distances

Air

Ontario International Airport	12 miles
John Wayne Airport	48 miles
Los Angeles International Airport (LAX)	66 miles

Interstate

I-10	2.5 miles
I-215	8 miles
I-15	10 miles
I-5	40 miles
I-405	45 miles
I-110	71 miles

Notable Locations

San Bernardino	12 miles
Ontario	16 miles
Anaheim	41 miles
Los Angeles	52 miles
Ports of Los Angeles & Long Beach	69 miles

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

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