



REAL ESTATE SERVICES

Contact:

Voit Real Estate Services

Michael Hefner, SIOR
Executive Vice President
714.935.2331
mhefner@voitco.com

Juan Gutierrez, SIOR
Executive Vice President
909.545.8008
jgutierrez@voitco.com

Shy Assar
Senior Vice President
909.545.8091
sassar@voitco.com

VOIT BROKERS THE \$174 MILLION ACQUISITION OF 1.1 MSF IN FONTANA

Fontana, Calif., (November 19, 2025) – Voit Real Estate Services is pleased to announce that executive vice presidents Michael Hefner, SIOR, and Juan Guterrez, SIOR, and senior vice president Shy Assar successfully directed the off-market acquisition of a 1,101,900-square-foot Class A multi-tenant distribution facility in Fontana, California. The Voit Anaheim-Ontario brokerage team represented the buyer, Bridge Logistics Properties (BLP), a national institutional logistics real estate owner and operator.

The sale stands as one of the largest single-building industrial trades in the Inland Empire in 2025, underscoring the enduring strength of Southern California's logistics market and continued institutional confidence in highly functional, well-located distribution assets.

"This acquisition is a testament to the undeniable resiliency of the Southern California industrial market," stated Gutierrez. The acquisition sourced entirely off-market through the Voit team's deep regional relationships, real-time market intelligence, and hands-on coverage of the Inland Empire industrial landscape demonstrates the firm's ability to secure rare institutional assets before they reach the broader market.

"Large-scale, modern distribution facilities in core Inland Empire locations continue to command strong investor attention — and uncovering this opportunity off-market highlights Voit's unique ability to track every grain in the market and move decisively when the right opportunity appears. For our team and for the region, this is the deal of 2025," according to Gutierrez.

The cross-dock distribution center, situated on a 45.92-acre lot, offers best-in-class functionality engineered for modern high-throughput logistics. The facility features 220 dock-high loading doors, 185' truck courts, 274 trailer parking stalls, an ESFR sprinkler system, and immediate access to Interstate 10.

The property is located at 10681 Production Avenue in Fontana, California.

About Voit Real Estate Services



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Voit Real Estate Services is a privately held, broker-owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its more than 50-year history, the firm has completed in excess of \$64.1 billion in brokerage transactions encompassing more than 58,250 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enables the firm to provide clients with forward-looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

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