



DIVISIBLE

**CONSTRUCTION
COMPLETE**

**TRUCKING USE
(CALL FOR DETAILS)**

**FOR
LEASE/SALE**

±5,000 SF BUILDING ON ±4.77 ACRES

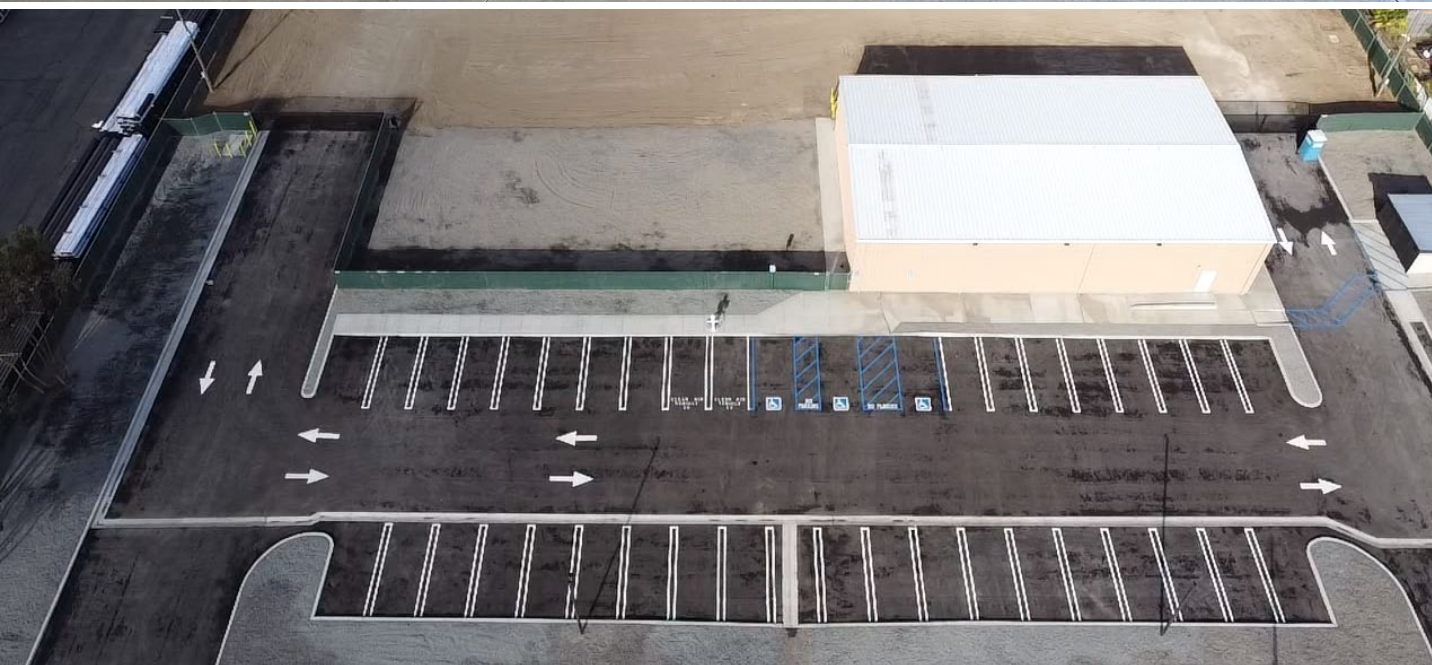
8424
COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
President & Principal
dkazanjian@lee-assoc.com
D 909.373.2929
DRE #00860886

JOHN MARTIN
Vice President & Principal
jmartin@lee-assoc.com
D 909.373.2941
DRE #01346629

CHRIS COYTE
Vice President & Principal
ccoyte@lee-assoc.com
D 909.373.2935
DRE #01017328

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO



PROPERTY HIGHLIGHTS

- $\pm 5,000$ SF Building with Office & Restroom
- Fire Sprinklers
- ± 4.77 Acres Lot
- Clear Span
- Fenced Yard Area (Lighted)
- Automatic Gates
- 2 Ground Level Doors
- 600 Amps Power
- Natural Gas
- Electric Car Chargers
- Site Dimensions-330' x 630'
- APN: 0229-082-30
- IC Zoning (Community Industrial) (Verify)
- Close Proximity to I-15, I-10, I-210 Freeways

8424 COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
dkazanjian@lee-assoc.com
D 909.373.2929
DRE #00860886

JOHN MARTIN
jmartin@lee-assoc.com
D 909.373.2941
DRE #01346629

CHRIS COYTE
ccoyle@lee-assoc.com
D 909.373.2935
DRE #01017328

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO



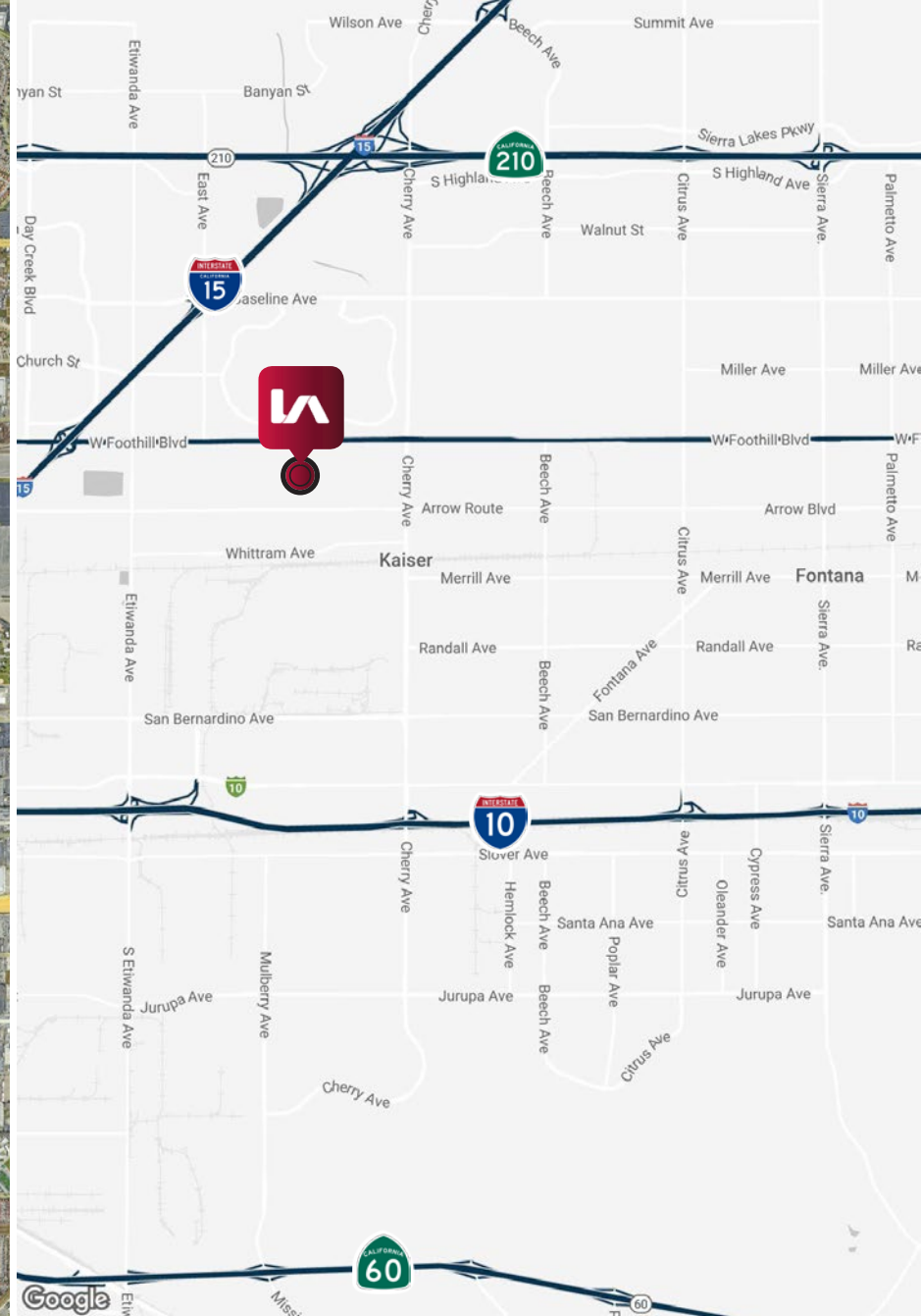
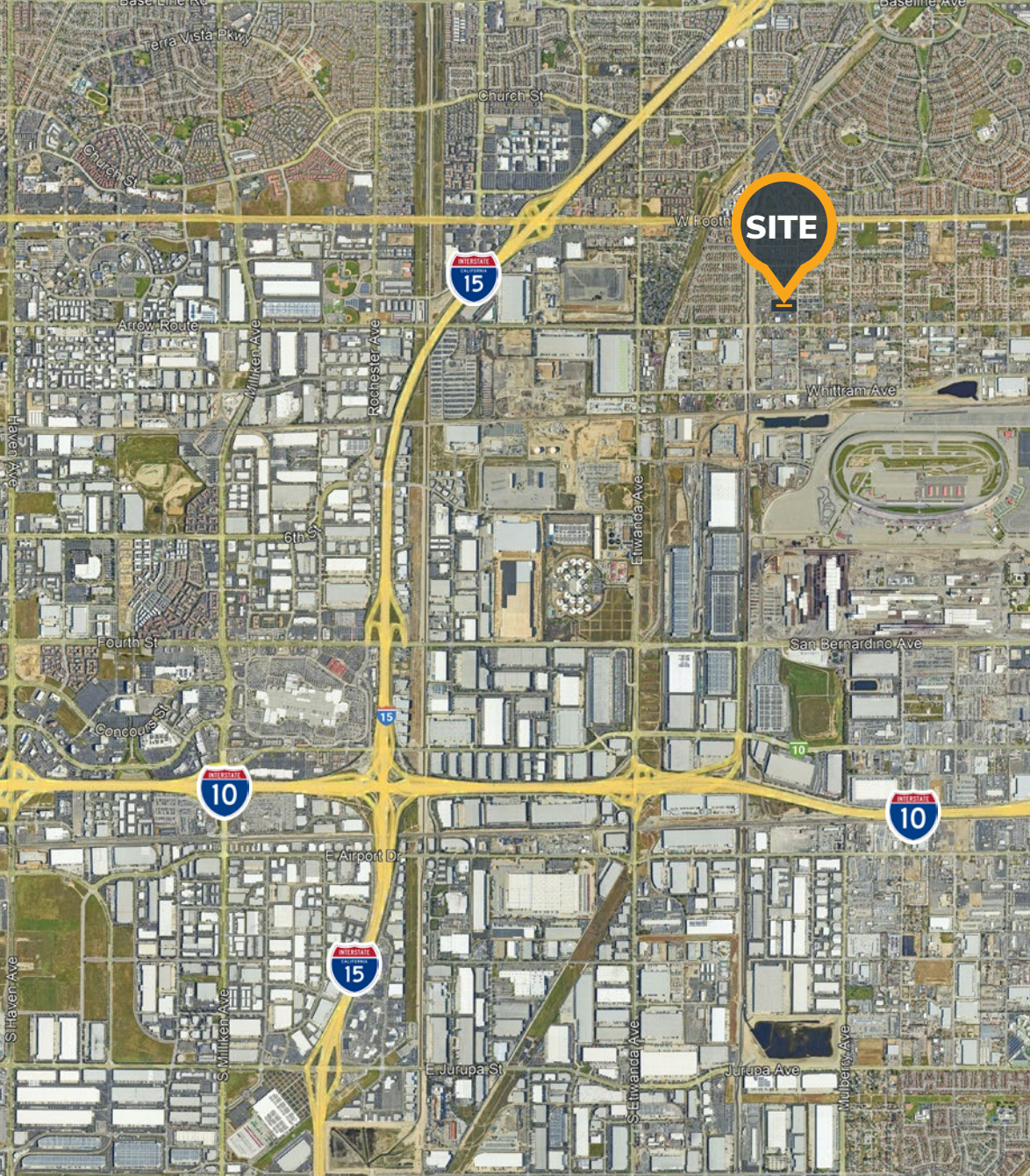
8424 COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
dkazanjian@lee-assoc.com
D 909.373.2929
DRE #00860886

JOHN MARTIN
jmartin@lee-assoc.com
D 909.373.2941
DRE #01346629

CHRIS COYTE
ccoyte@lee-assoc.com
D 909.373.2935
DRE #01017328

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
ONTARIO



8424 COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
 dkazanjian@lee-assoc.com
 D 909.373.2929
 DRE #00860886

JOHN MARTIN
 jmartin@lee-assoc.com
 D 909.373.2941
 DRE #01346629

CHRIS COYTE
 ccoyte@lee-assoc.com
 D 909.373.2935
 DRE #01017328

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 ONTARIO

8424 COTTONWOOD AVE
FONTANA, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO