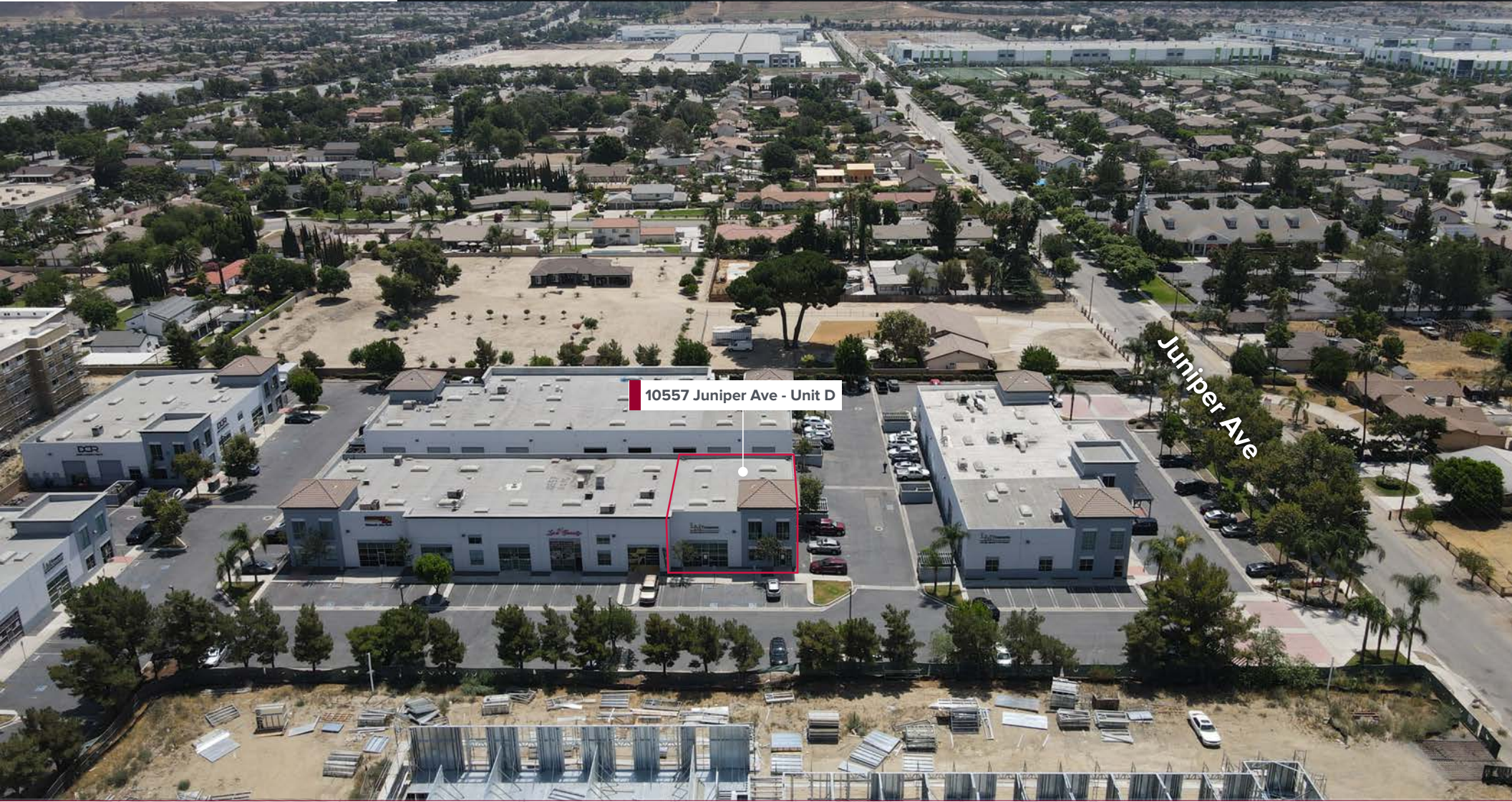


FOR SALE

10557 JUNIPER AVENUE
FONTANA, CALIFORNIA 92337

Fontana Crossings Business Park INDIVIDUAL INDUSTRIAL BUILDING FOR SALE UNIT D



10557 Juniper Ave - Unit D

Juniper Ave

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Fontana Crossings Business Park

10557 JUNIPER AVE (UNIT D)
FONTANA, CALIFORNIA 92337

THE OFFERING

- Part of a 5 Building, 15 Unit, & 76,753 SF Industrial Condominium Park on 4.9 Acre Site
- Built in 2006
- 2.8:1,000 SF Parking Ratio (In Common)
- Easy Access to 10 Freeway
- Ideal for Owner-Users and/or Investors

UNIT D

*4,424 SF Industrial Condominium

±1,100 SF 2-story office build-out

2 ground level loading

20' clear height

200 A, 277/480 V, 3P4W

0255-271-12

Skylights

Two (2) restrooms



*Building size to be verified as it may differ from title and county assessor

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PROPERTY AERIAL



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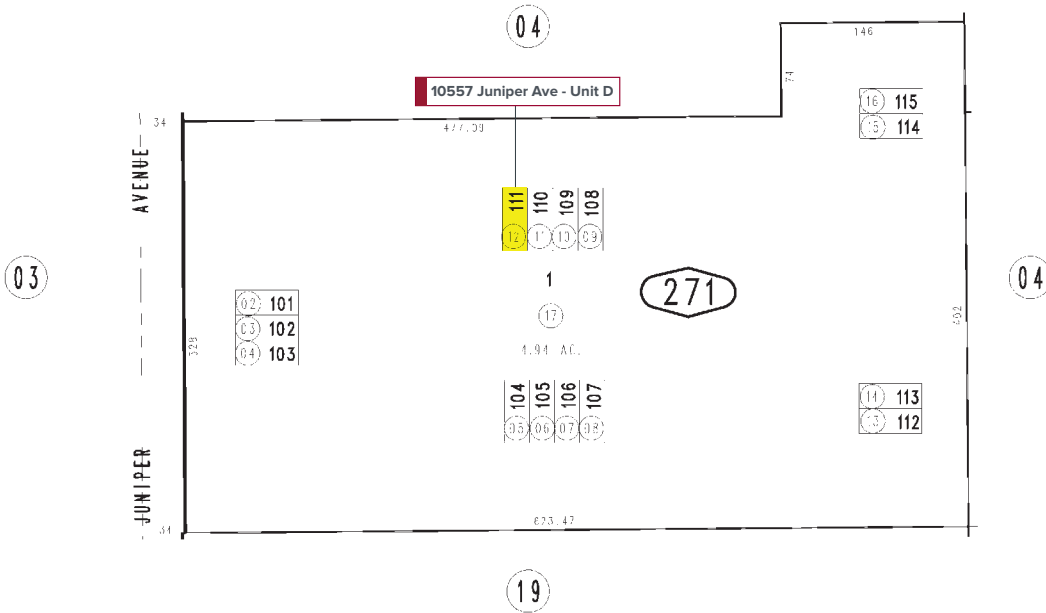
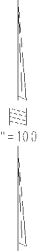
PARCEL MAP

Tract Map 17596, M.B. 323/83-85

City of Fontana
Tax Rate Area
10005

0255-27

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAX ONLY.



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UNIT D



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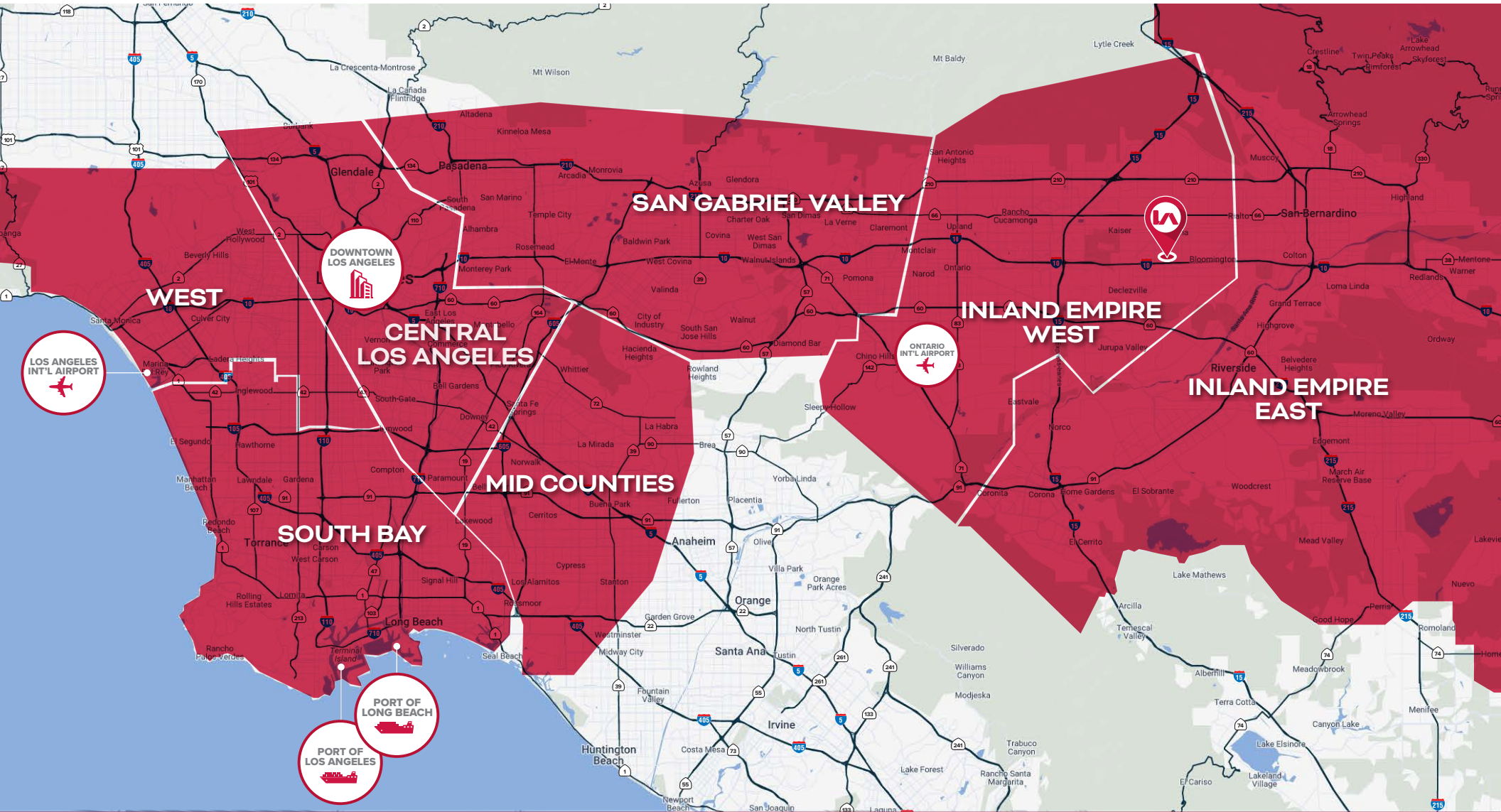
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REGIONAL MAP



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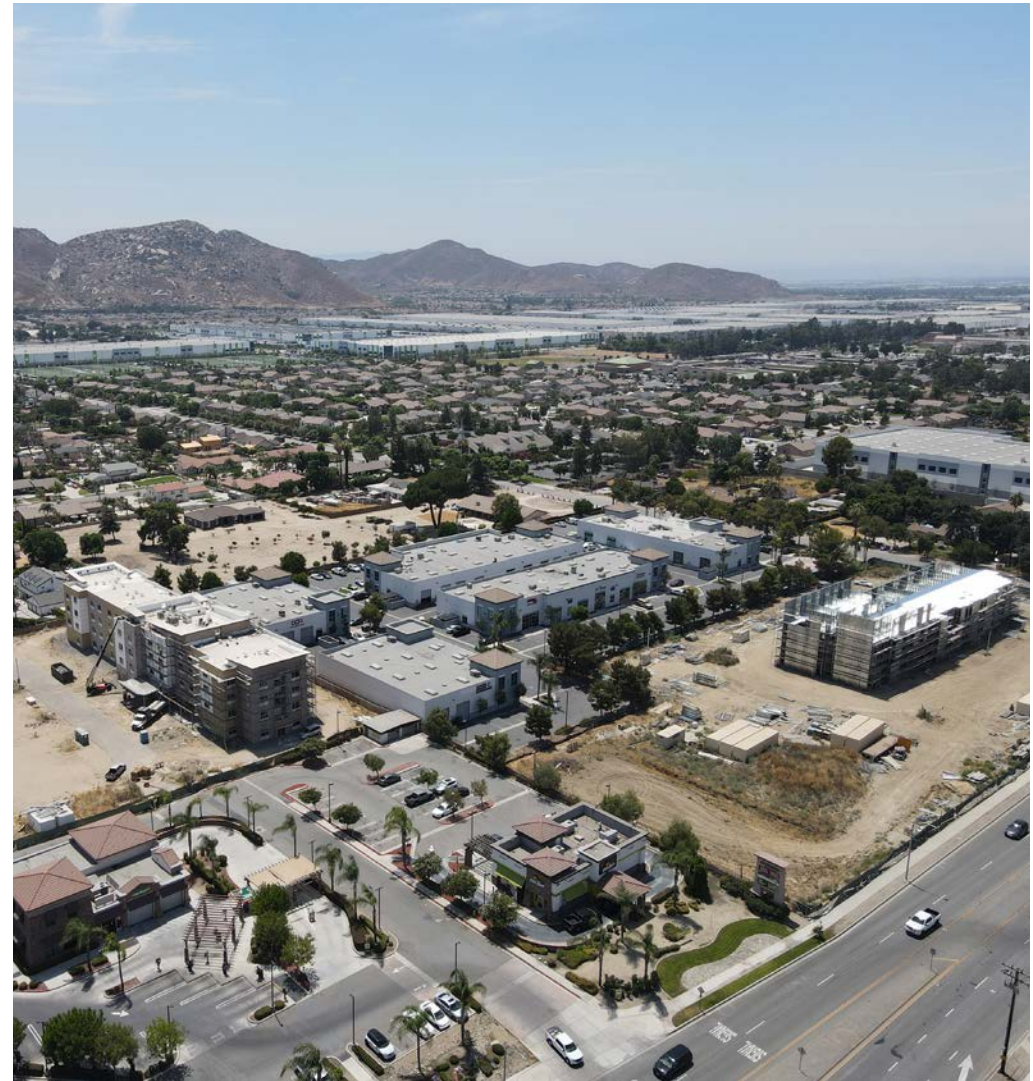
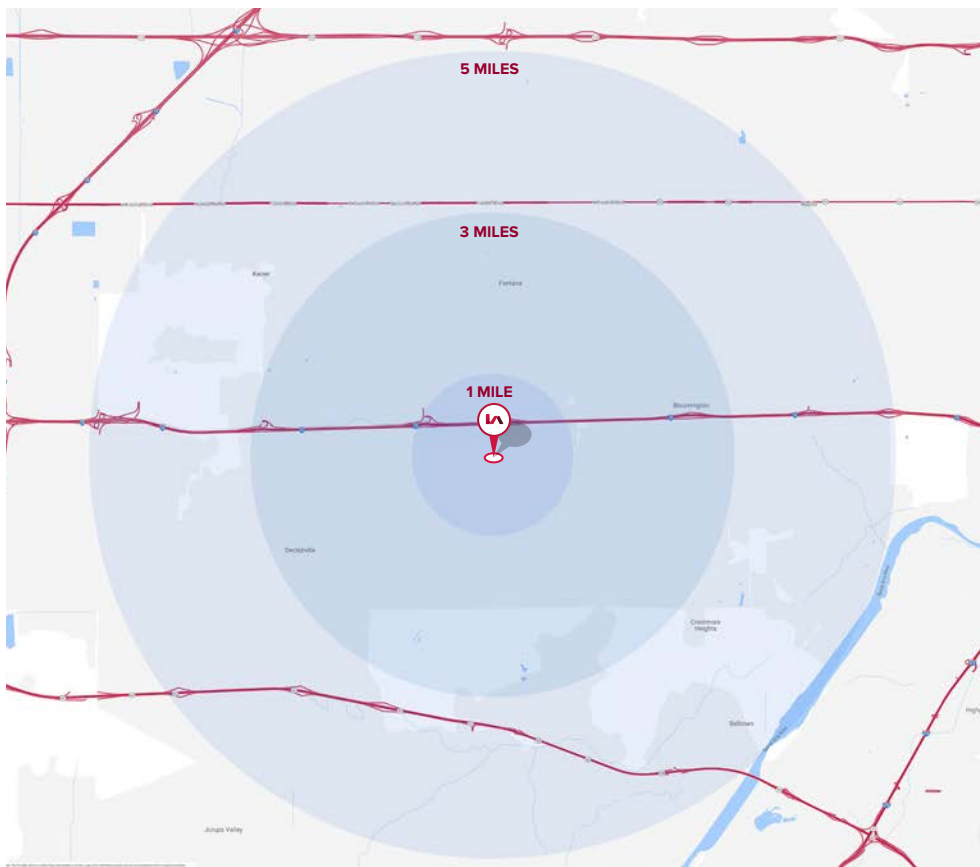
Fontana Crossings Business Park

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DEMOGRAPHICS

2024	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD INCOME (HHI)	\$97,270	\$99,120	\$105,173
POPULATION	9,806	120,566	313,651

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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