



**EXPECTED COMPLETION
AUGUST 2025**

**FOR
LEASE/SALE**

CONTRACTOR'S YARD | ±5,000 SF BUILDING ON ±4.77 ACRES

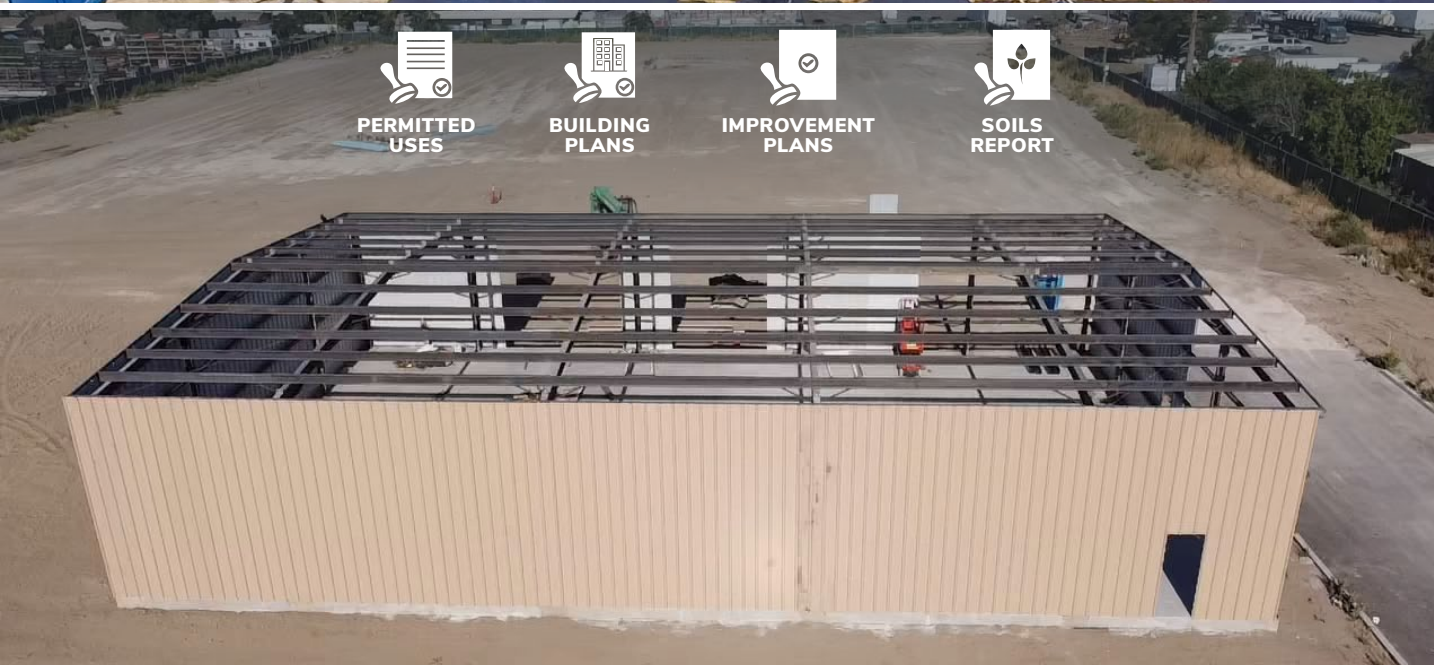
8424
COTTONWOOD AVE
FONTANA, CA

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



PROPERTY HIGHLIGHTS

- **AVAILABLE**
±5,000 SF Sprinklered Building with Office and Restroom
- **LOT**
±4.77 Acres
- **STATUS**
New Construction (2025)
- **YARD**
Fenced, Secured, & Gated
- **LOADING**
2 Ground Level Doors
- **SITE DIMENSIONS**
330' x 630'
- **ASSESSOR'S PARCEL**
No. 0229-082-30
- **ZONING**
IC - Community Industrial (Verify)
- **LOCATION**
Close Proximity to I-15, I-10, I-210 Freeways

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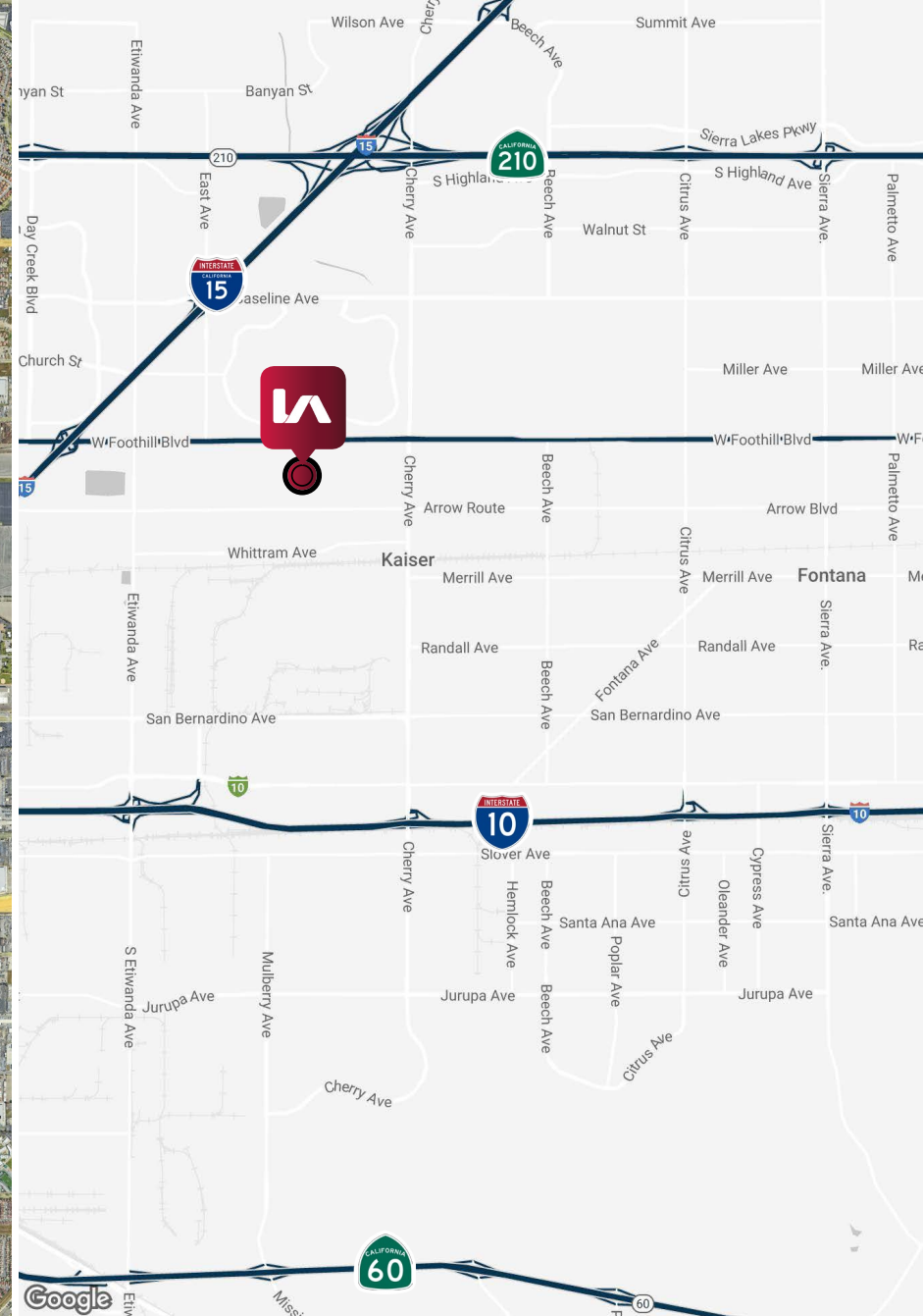
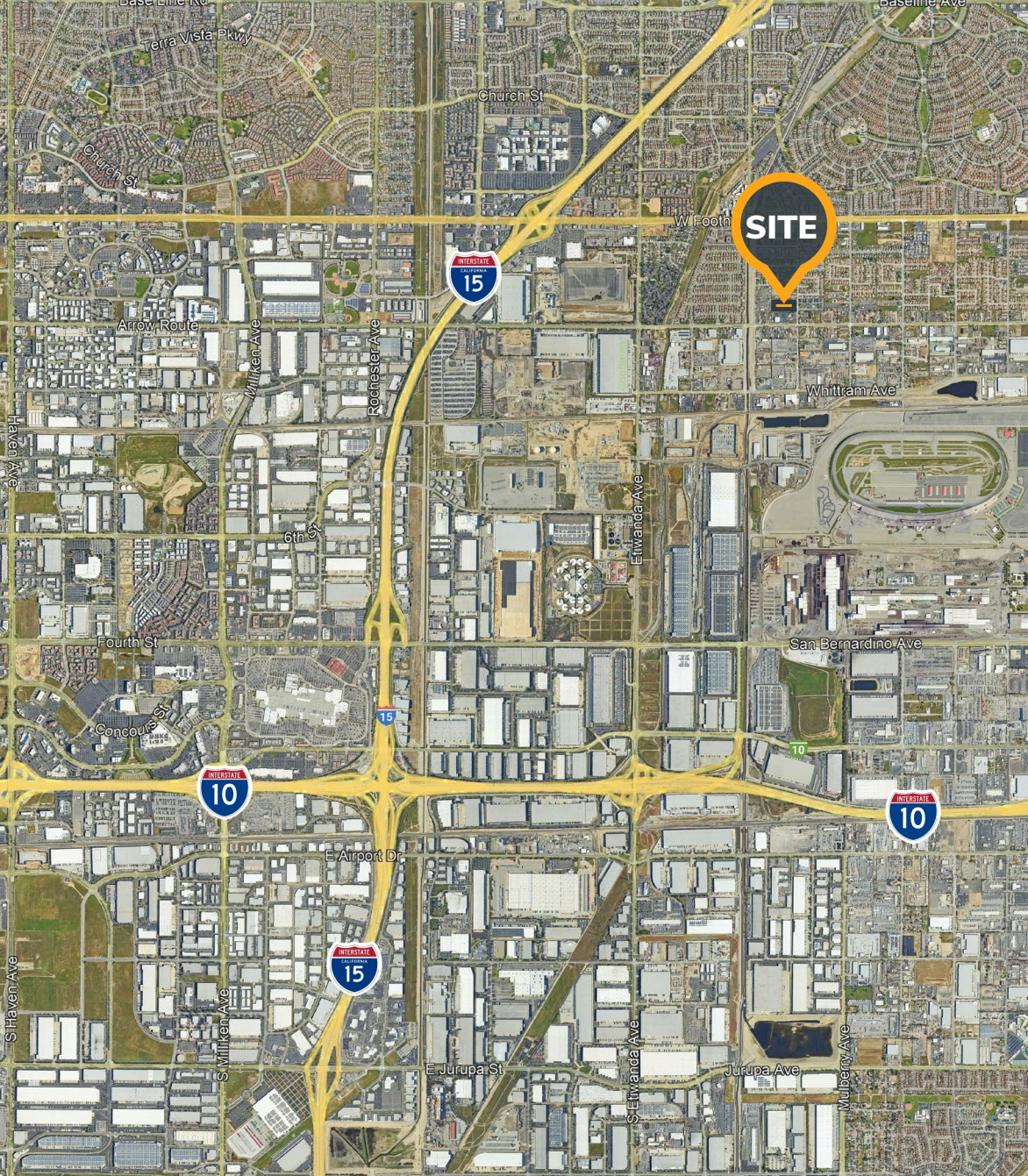
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