



PROPERTY DESCRIPTION

Street front visibility with excellent building signage. Possibly an ideal workspace at this prime retail/industrial/flex space. Right-sized layout with high warehouse ceilings, and ample natural light in the offices, the property offers a versatile environment perfectly suited for a range of retail, industrial, and flex space needs. Abundant parking with easy access for trucks and deliveries, your business can run smoothly. The well-maintained facilities ensure a professional and inviting atmosphere for your team and clients. This location provides the ideal foundation for your business to thrive. Don't miss this opportunity to elevate your operations at this exceptional retail/industrial/flex space. No added cam or NNN.

PROPERTY HIGHLIGHTS

- Ample natural light in offices
- Convenient abundant parking
- Easy access for trucks and deliveries
- Versatile for retail, industrial, and flex space needs
- No added cam or NNN

LOCATION DESCRIPTION

No added cam or NNN. High visibility, prime location of this industrial/flex space in Fontana, CA. Near I-15, I-10 and SR-210 freeways, the area offers easy access to many residential neighborhoods and business centers, making it an ideal choice for your business. For everyday convenience, numerous dining options and retail centers are within easy reach, providing everything your team needs. With its strategic location and an array of nearby amenities, this area is the perfect place to establish or expand your retail, industrial, flex space requirement.

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (MG)
Available SF:	3,000 SF
Building Size:	3,000 SF

TONY M. GUGLIELMO, CCIM

Broker/Owner
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CalDRE #01301532

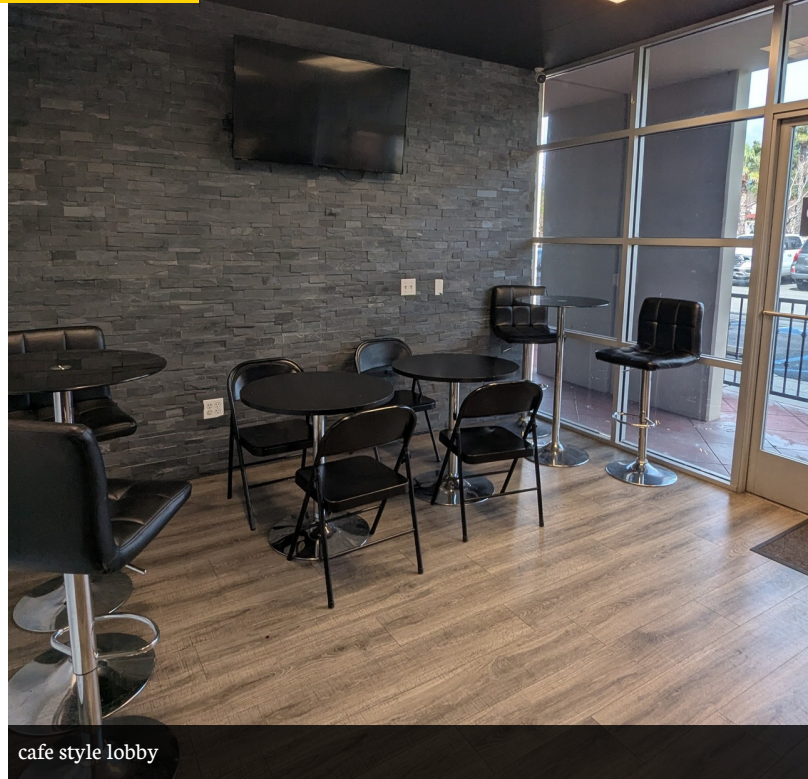
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14189 WEST FOOTHILL BOULEVARD, UNIT 109
Fontana, CA 92335

INDUSTRIAL FLEX PROPERTY
FOR LEASE



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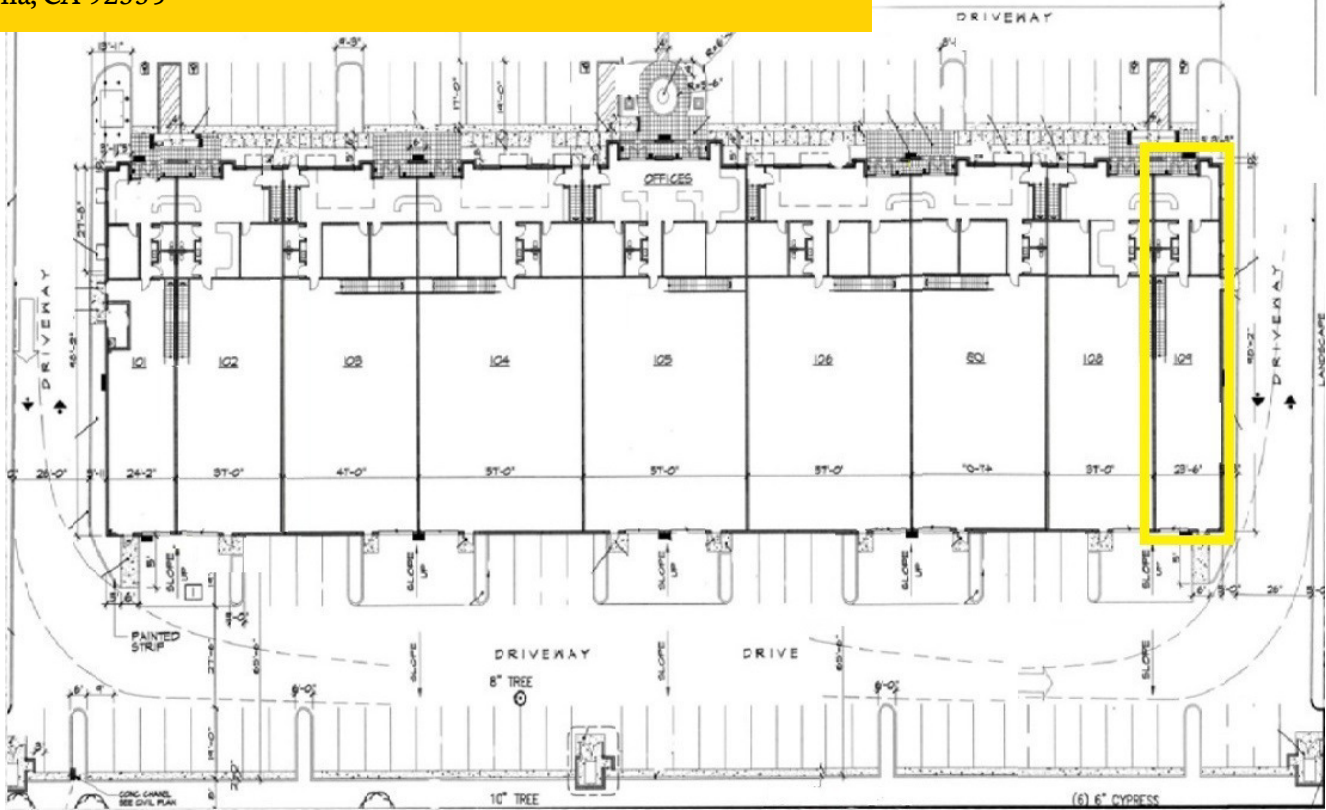
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FOR LEASE



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$1.40 SF/month

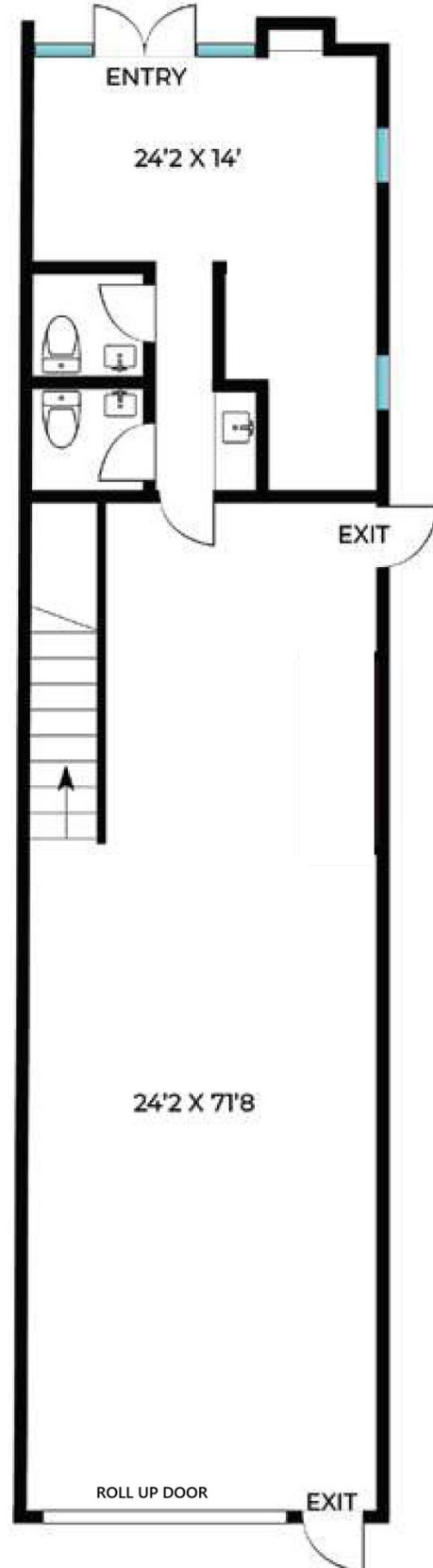
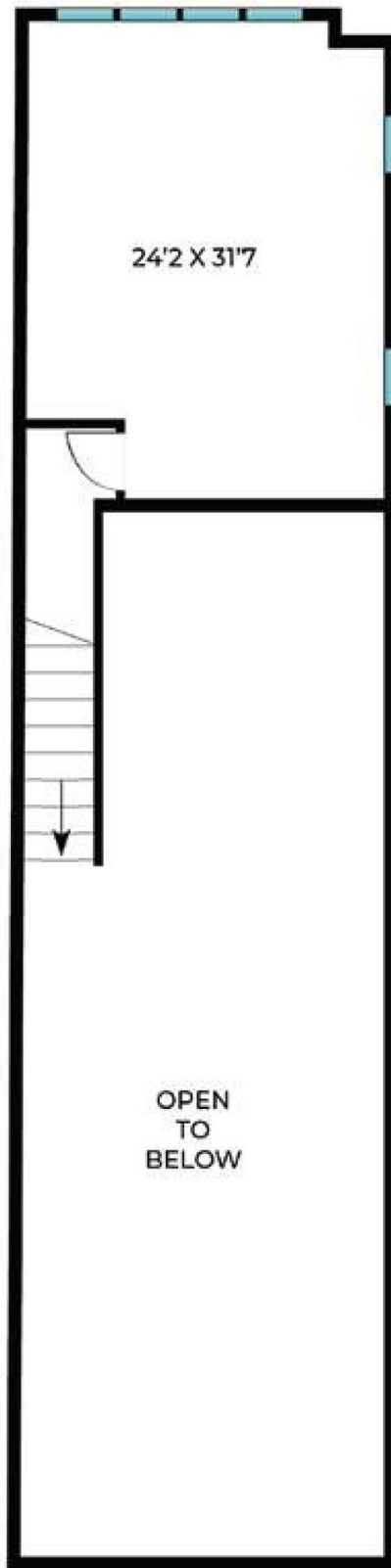
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 109	Available	3,000 SF	Modified Gross	\$1.40 SF/month	No added cam or NNN. Previous tenant was a fitness gym. Many uses possible.

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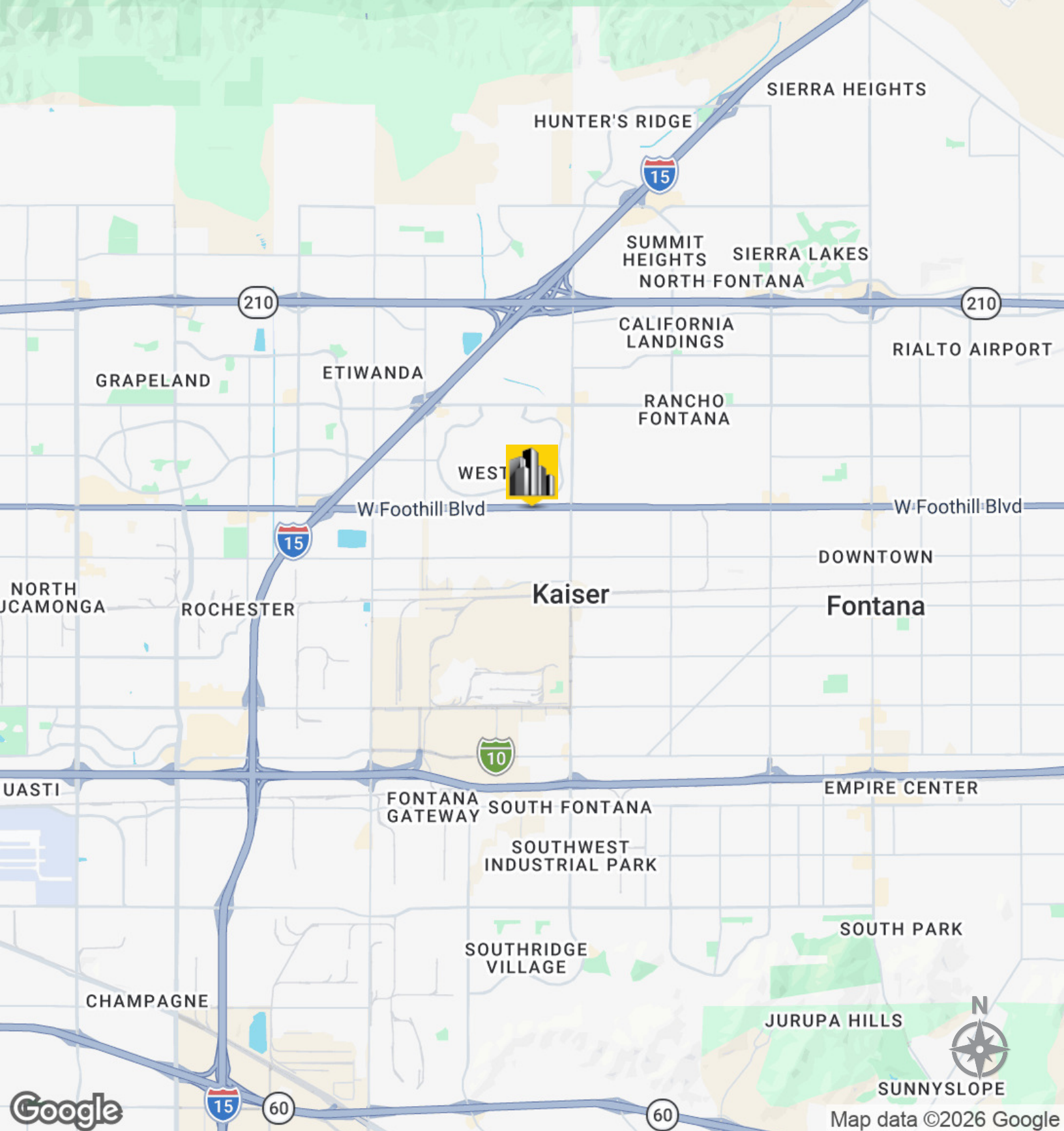




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Google

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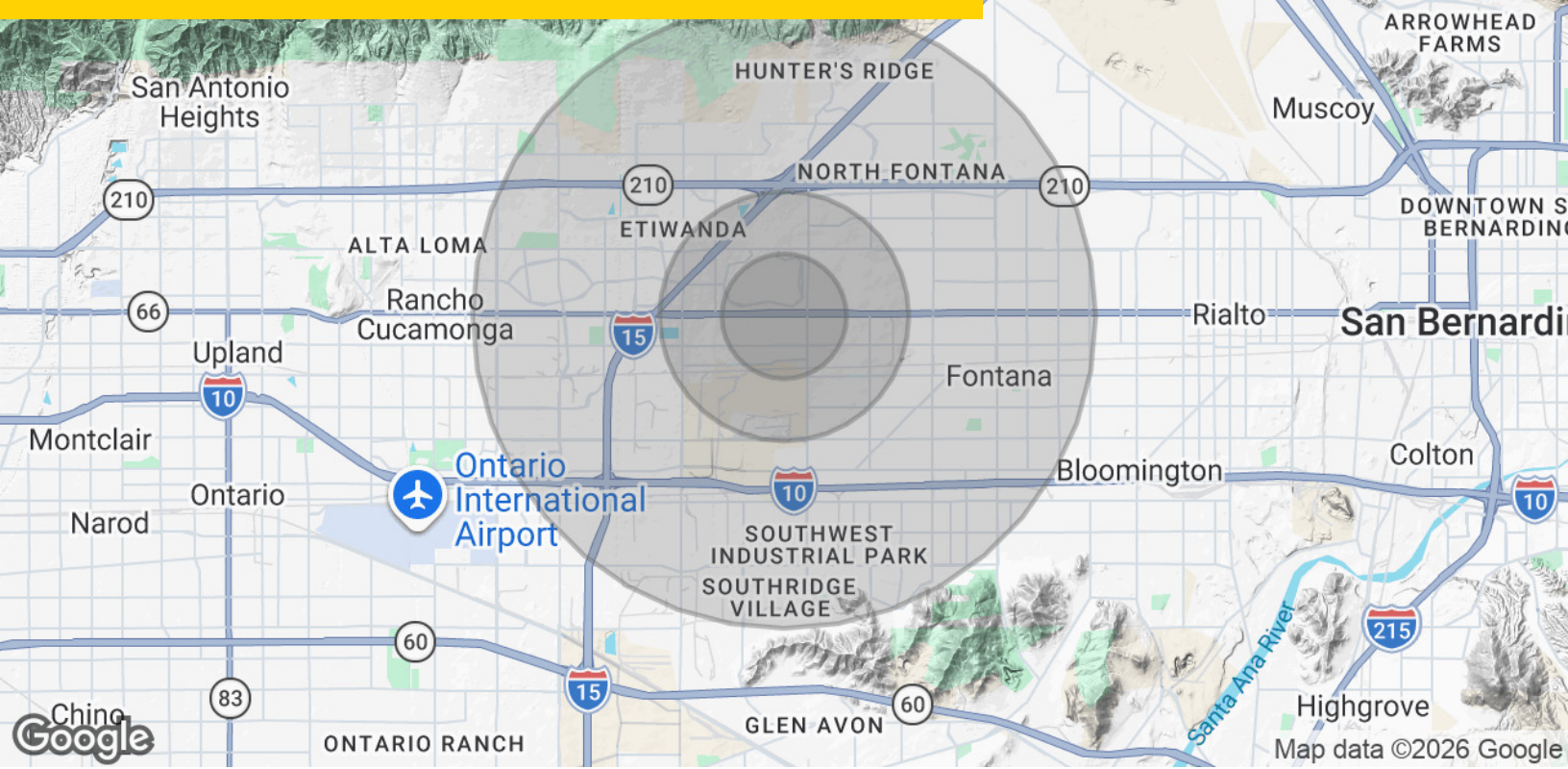
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POPULATION	1 MILE	2 MILES	5 MILES
Total Population	16,529	50,979	315,671
Average Age	34.5	34.5	34.5
Average Age (Male)	33.7	34.0	33.4
Average Age (Female)	35.3	36.0	35.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	4,471	13,559	89,282
# of Persons per HH	3.7	3.8	3.5
Average HH Income	\$122,318	\$136,131	\$123,936
Average House Value	\$525,413	\$591,125	\$626,475

2023 American Community Survey (ACS)

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