

# FOR LEASE

**+3.98 ACRE TRUCKING FACILITY**

**+7,296 SF OFFICE & WAREHOUSE BUILDING**

SLOVER AVE



**13856 SLOVER AVENUE, FONTANA, CA 92337**



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# PROPERTY HIGHLIGHTS

Metal Building:	±7,296 SF	Availability:	30 Days
Land Acres:	±3.98 Acres	Location:	Close to I-10 (at Etiwanda) with Access to I-15 and CA-60 Fwys



- ▶ ±3.98 Acre Trucking Facility
- ▶ ±1,000 SF Office with ±6,292 SF Warehouse
- ▶ 2 Ground Level Doors
- ▶ Fully Concrete Yard, Fenced & Secure
- ▶ 2 Curb Cuts for Easy Ingress/Egress

DEMOGRAPHICS	2 mile	3 mile	5 mile
2024 Est. Population	20,439	63,707	245,774
2029 Proj. Population	19,989	63,127	246,507
Adj. Daytime Demos.	5,691	28,971	79,356
Average HH Income	\$107,550	\$105,683	\$119,651



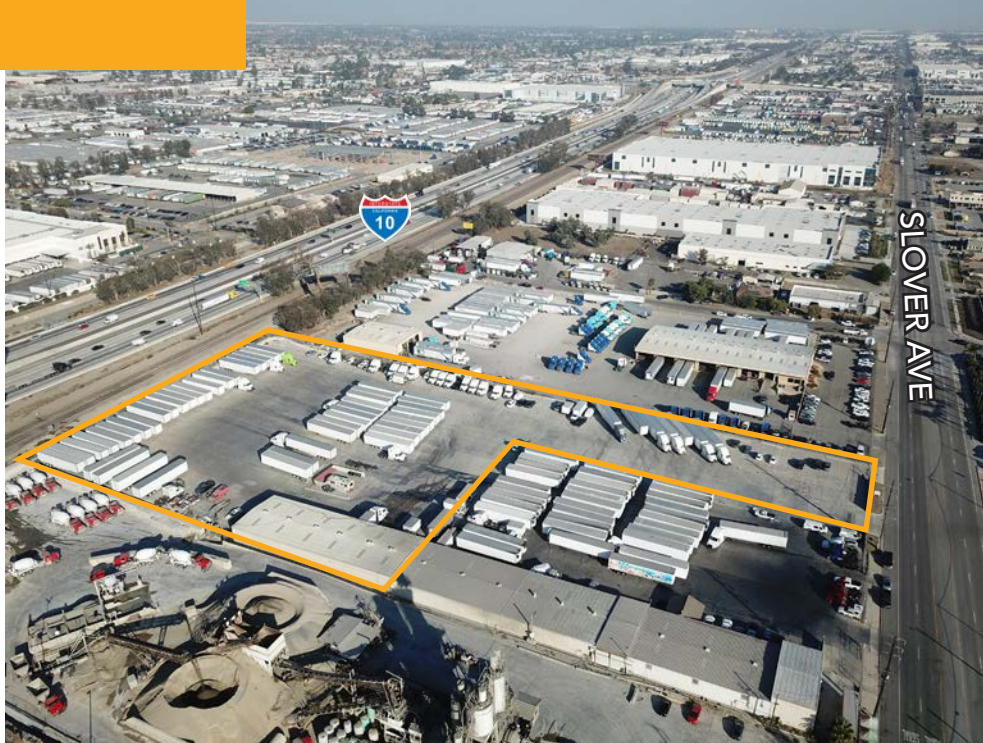
# AERIAL PHOTO







YARD  
PHOTOS









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