

Exhibit B

FOR SALE

1.62 Acre Industrial Yard with \pm 5000 sq ft Multi-Purpose Building



Building: \pm 5000 sq ft, partly air-conditioned, high ceilings, space heater, fully updated

Land: 1.62 acres (two lots)

Zoning: MRD-SWR (manufacturing, research & development with regulations for waste recycling)

Parking: 10 designated spaces, plus much open area outside main fence which could serve as additional parking

Access: two major entries into the property from the streets Power Inn and Cucamonga Ave.

APN: 079-0270-020-000 & 070-0270-019-000

FEATURES

- multiple remodels to building (1996, 2004, 2023) at a cost exceeding \$200,000
- fully fenced with wrought iron and chain link
- corner location with access from both streets
- located 2 blocks south of Highway 50
- close to Starbucks, Home Depot, multiple restaurants, charging stations, gas stations

