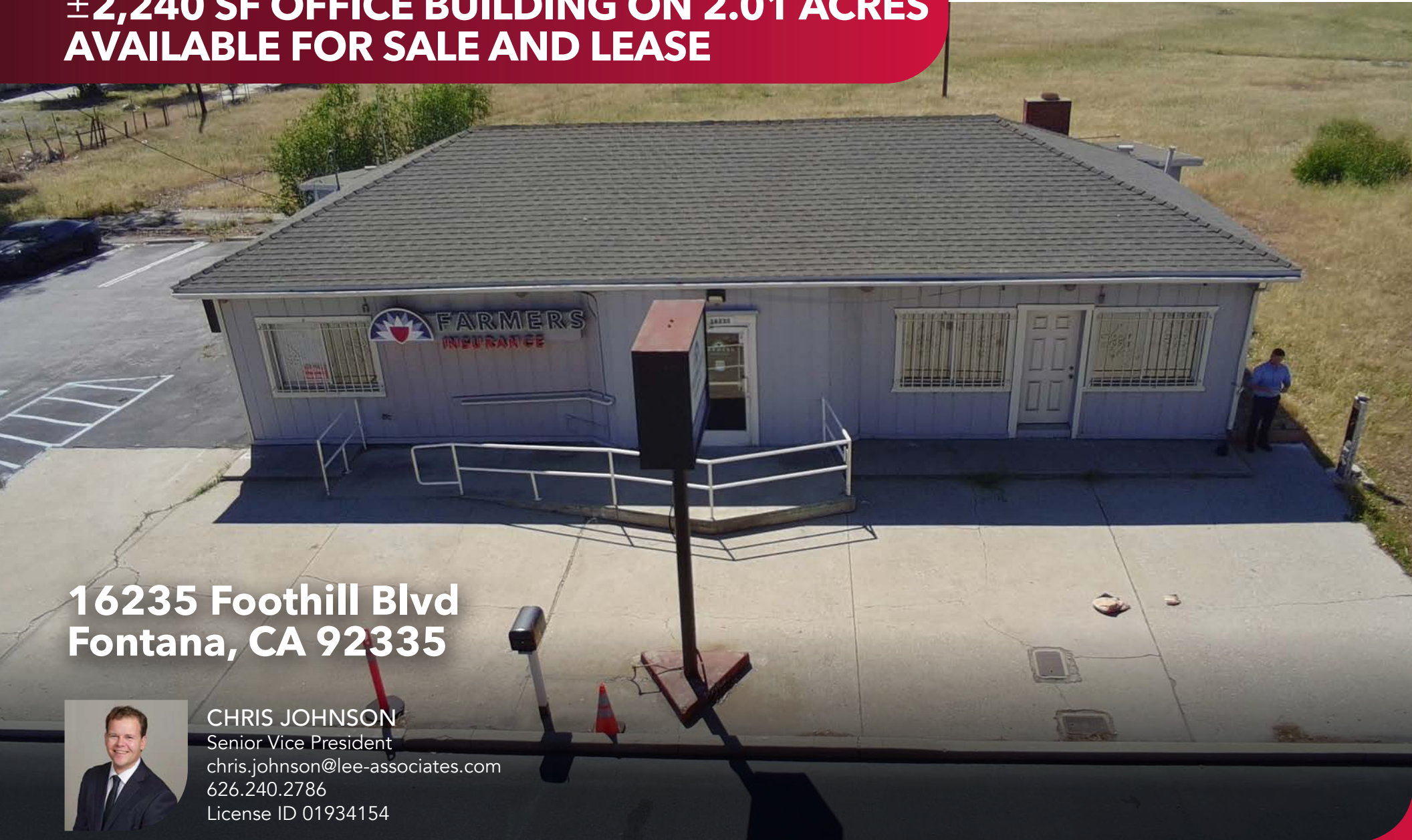


# FOR SALE



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

## ±2,240 SF OFFICE BUILDING ON 2.01 ACRES AVAILABLE FOR SALE AND LEASE



### 16235 Foothill Blvd Fontana, CA 92335



**CHRIS JOHNSON**  
Senior Vice President  
chris.johnson@lee-associates.com  
626.240.2786  
License ID 01934154

# ±2,240 SF OFFICE BUILDING ON 2.01 ACRES AVAILABLE FOR SALE AND LEASE

16235  
FOOTHILL BLVD  
FONTANA, CA 92335

## OFFERING INFORMATION

- + Asking Price: \$2,300,000
- + Price per SF: \$1,027
- + Asking Lease Rate: \$1.60 PSF
- + Total Building SF: ±2,240 SF
- + Lot Size: ±87,556 SF
- + Year Built: 1948
- + Parking Ratio: 4.91071428571429
- + Zoning: FBC
- + APN: 0191-011-17-0000,  
0191-011-18-0000

## PROPERTY HIGHLIGHTS

- + Move in ready Condition
- + Functional Layout
- + Abundant Parking
- + Extra Land for Future Development



**±2,240 SF OFFICE BUILDING ON 2.01 ACRES  
AVAILABLE FOR SALE AND LEASE**

**16235  
FOOTHILL BLVD  
FONTANA, CA 92335**

## **PROPERTY PHOTOS**



**±2,240 SF OFFICE BUILDING ON 2.01 ACRES  
AVAILABLE FOR SALE AND LEASE**

**16235  
FOOTHILL BLVD  
FONTANA, CA 92335**

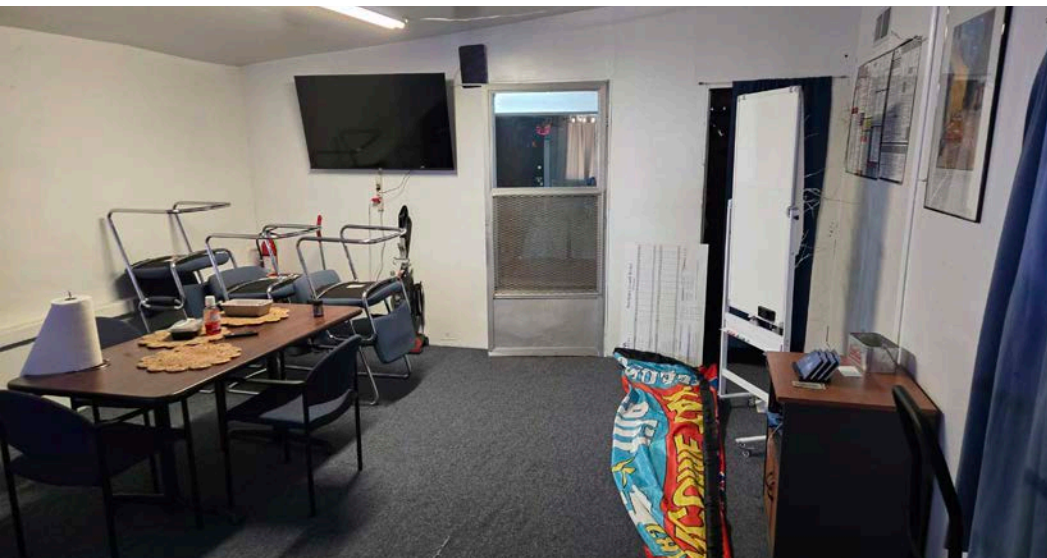
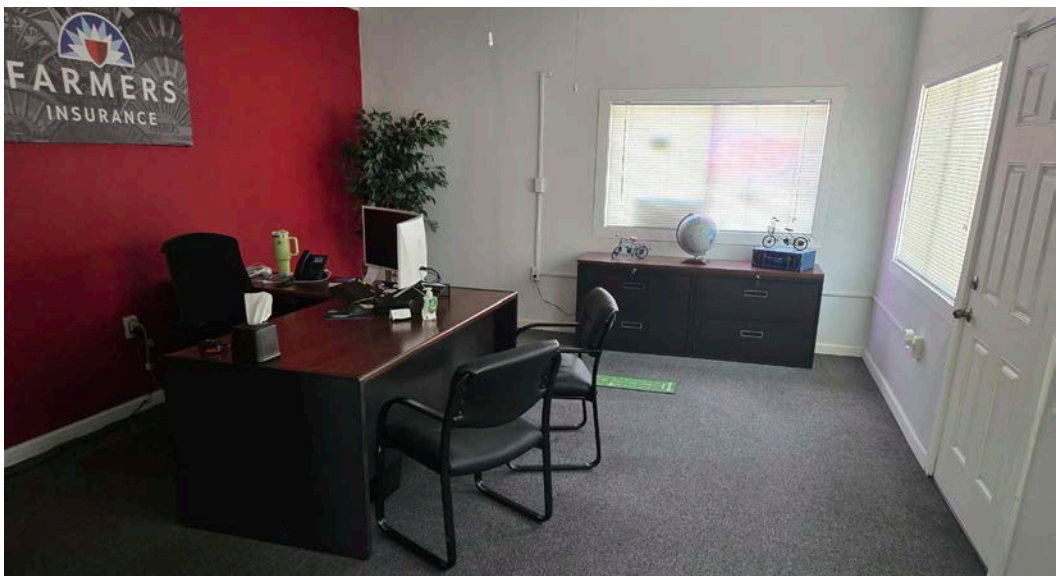
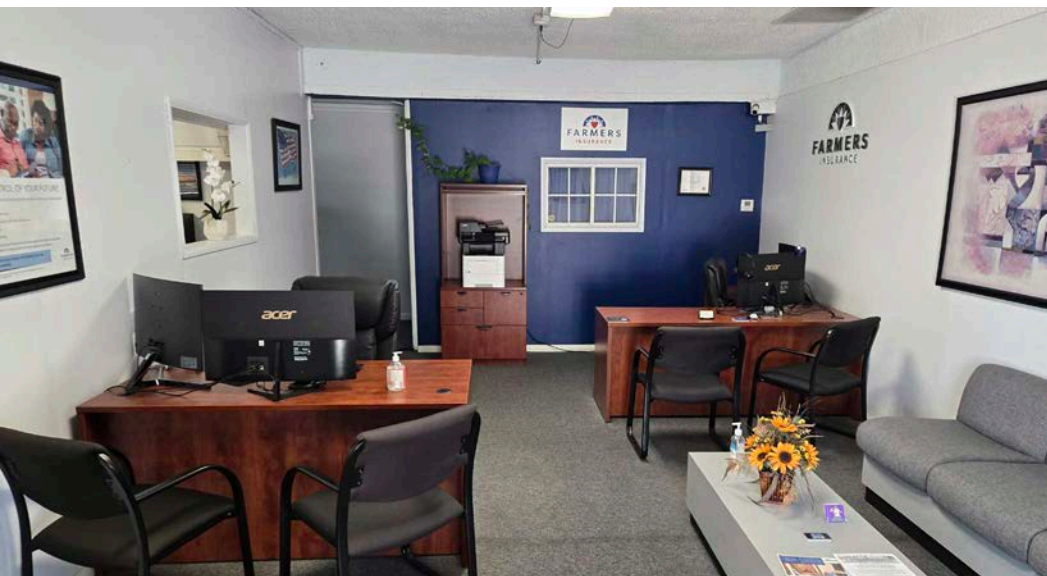
## **PROPERTY PHOTOS**



**±2,240 SF OFFICE BUILDING ON 2.01 ACRES  
AVAILABLE FOR SALE AND LEASE**

**16235  
FOOTHILL BLVD  
FONTANA, CA 92335**

## **INTERIOR PHOTOS**



# ±2,240 SF OFFICE BUILDING ON 2.01 ACRES AVAILABLE FOR SALE AND LEASE

16235  
FOOTHILL BLVD  
FONTANA, CA 92335

## LOCATION HIGHLIGHTS

- + Foothill Frontage
- + Great access to 210 and 10 Freeway
- + Near Signalized Corner

