

10312 ALMOND AVE

Fontana, CA 92335

INDUSTRIAL PROPERTY
FOR LEASE



PROPERTY DESCRIPTION

Available for lease is this approx. 1.59-acre parcel with an approx. 1,452 sq. ft. office and an approx. 4,000 sq. ft. metal canopy. Currently used as a truck and trailer repair facility. Ready for Occupancy upon 30 days notice. Please do not disturb the tenant. Call for an appointment to tour the facility.

LOCATION DESCRIPTION

Discover the thriving industrial and logistics hub surrounding the property in Fontana, CA. Located in the heart of the Inland Empire, this strategic location offers easy access to major transportation networks, including Interstates 10 and 15, as well as the Ontario International Airport. The area is home to a diverse array of industrial and distribution facilities, making it an ideal choice for companies seeking a prime location for their truck terminal or transit operations. Nearby points of interest include the Auto Club Speedway, providing ample opportunities for entertainment and corporate events. Experience the unparalleled connectivity and convenience of the Fontana area for your industrial and logistics needs.

OFFERING SUMMARY

Lease Rate:	\$20,000.00 per month (MG)
Number of Units:	1
Available SF:	69,260 SF
Lot Size:	69,260 SF
Building Size:	1,452 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	88	523
Total Population	116	357	1,967
Average HH Income	\$113,854	\$106,133	\$103,389

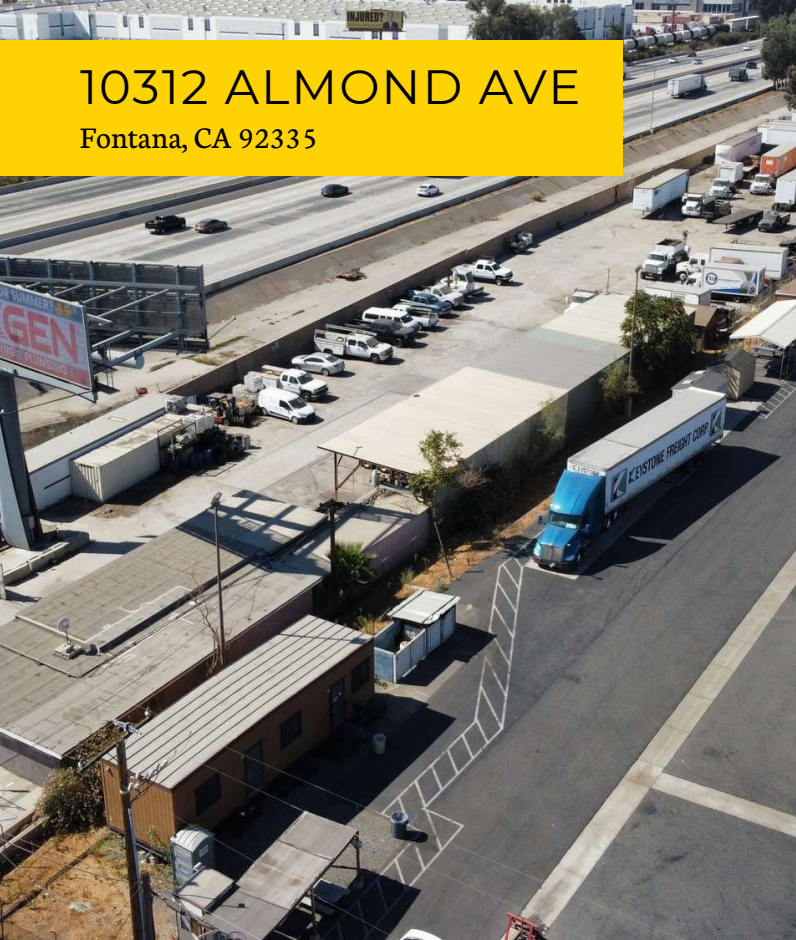
TONY M. GUGLIELMO, CCIM

Broker/Owner
909.786.4302 • tony@alliedcre.com

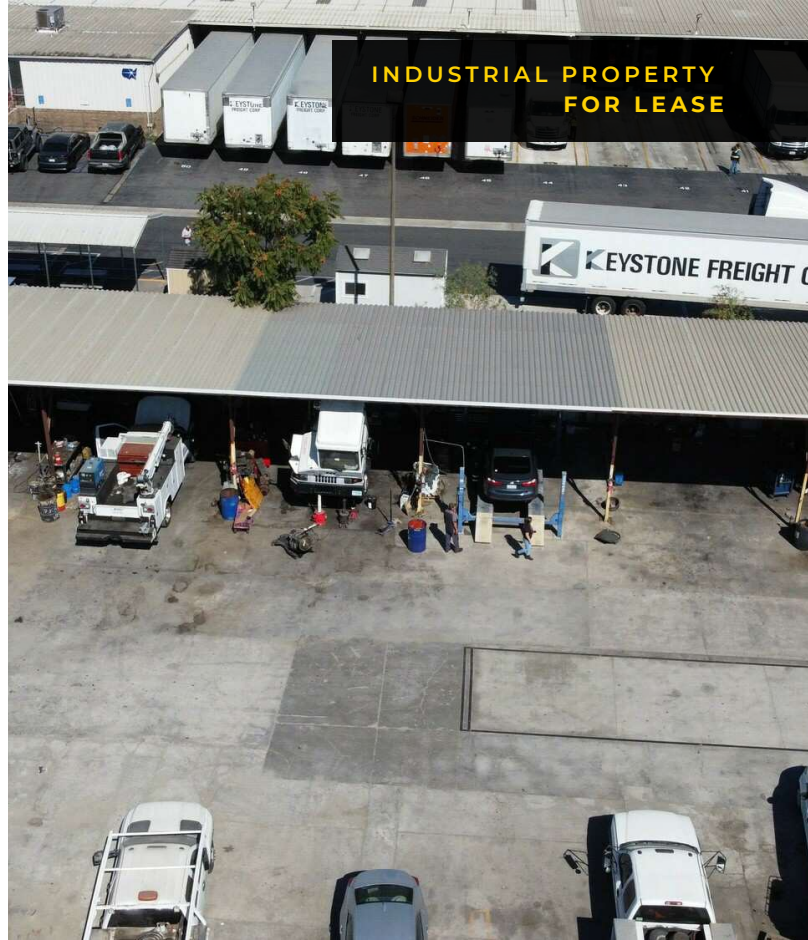


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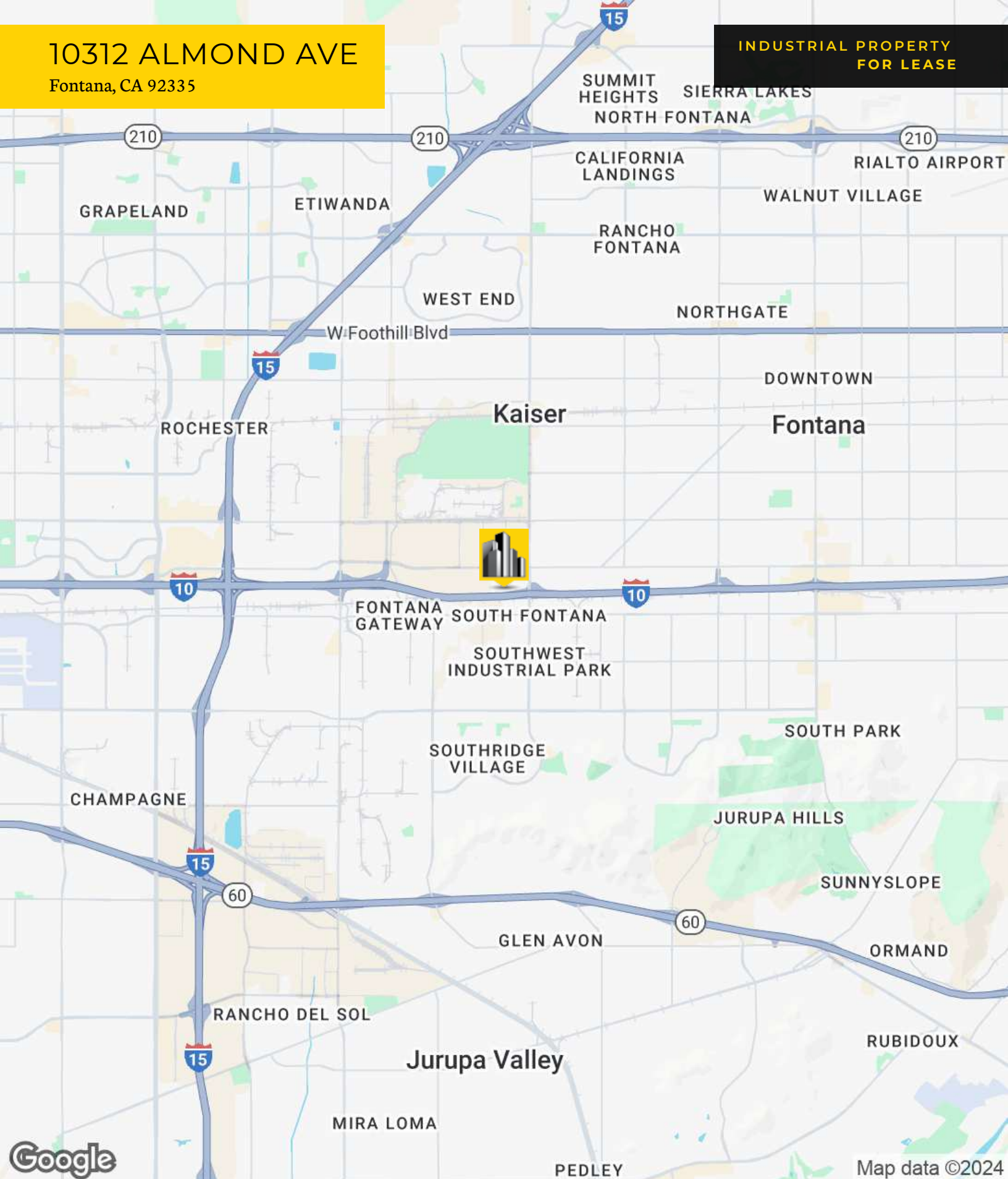
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