

PROPERTY DESCRIPTION

Allied Commercial is pleased to present an exceptional turnkey opportunity for users seeking an ideal location for truck parking, repair, sales, and or outdoor parking requirements. This 2.2 +/- Acre parcel boasts fully fenced, paved grounds with suitable drainage accompanied by an approximately 4, 000 +/- SF overhang canopy clearing for truck service which includes power throughout. Adjacent you will find two contiguous office buildings at approximately 900 +/- SF. Positioned with 175 linear feet of frontage on Valley Blvd, the location ensures prime visibility and accessibility through Hemlock Ave with two entrance/exit points. The location features prime access just off the 1-10 Freeway between cherry Ave and Citrus Ave enabling seamless transportation logistics.

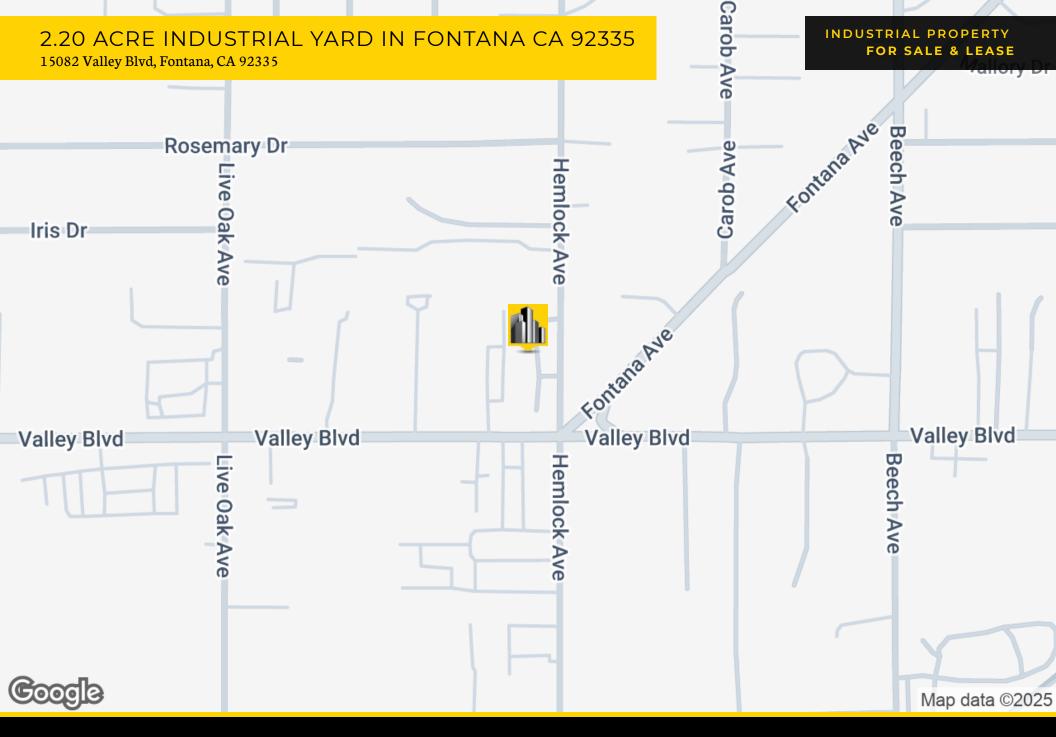
LOCATION DESCRIPTION

South of the 1-10 Freeway between Cherry Ave and Citrus Ave on a high traffic major commercial street

OFFERING SUMMARY

Sale Price:	\$8,900,000
Lease Rate:	\$37,000.00 per mo. (NNN)
yard improvements:	Concrete and asphalt
Available SF:	2.2 Acres
Service Canopy size:	4,000 SF
Building Size:	900 SF





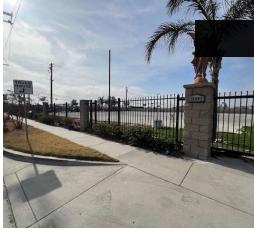












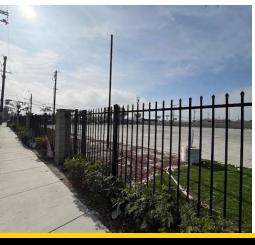


















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