

# 2.20 ACRE INDUSTRIAL YARD

15082 Valley Blvd, Fontana, CA 92335

INDUSTRIAL PROPERTY  
FOR SALE OR LEASE



## 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

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

## GEOVANI MARTINEZ

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Google

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