

FOR SALE: HEAVY INDUSTRIAL (IR)

±38,700 SF BUILDING ON ±3.55 AC LOT

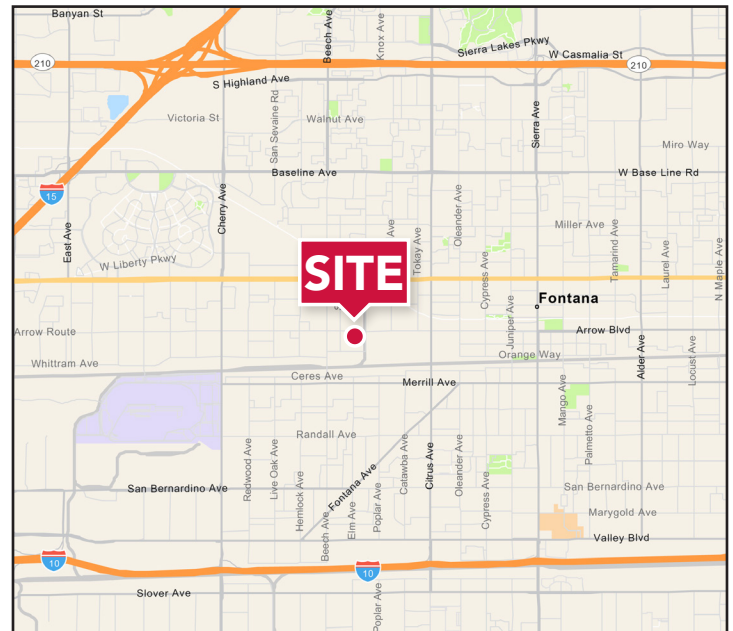
15535 Arrow Rte, Fontana, CA 92335

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- ±5,400 SF Total Office
- ±2,700 SF First Floor
- ±2,700 SF Mezzanine
- 4 - 12w x 14 Roll Up Doors
- 3 - 16w x 14 Roll Up Doors
- IR Zoned
- ESFR K-25 Sprinklers
- Fully Paved with Yard Lights
- 2,000 Amps 277/480v (verify)
- Available July 25th, 2025
- Septic System
- Clear Span Warehouse



CRAIG YOCUM

951.276.3625 | DRE#: 00942165
CYOCUM@LEERIVERSIDE.COM

ALEXEY ZABOLOTSKIKH

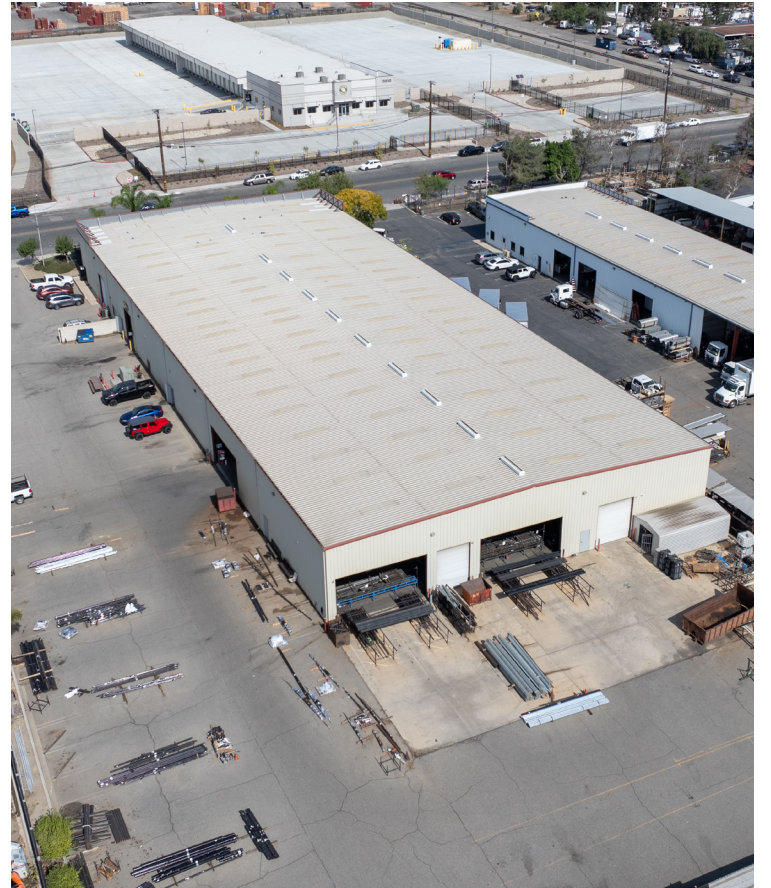
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside.

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