

# INDUSTRIAL SITE w/ C.U.P

14619 Merrill Avenue Fontana, CA 92335



Presented By:  
MGR Real Estate



# INDUSTRIAL SITE w/ CUP

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## Property Details

**Asking Price: \$7.5M**

- FULLY IMPROVED WITH CUP IN A PALLET YARD
- MECHANIC SHOP
- 2 1/2 ACRE
- 100% PAVED WITH ALL ENTITLEMENTS
- 1.6 MILES FROM 10 FREEWAY.
- BODY SHOP AND CUSTOM AUTOMOVILE REPAIR
  - AUTOMOBILE, TRUCK WASH FACILITY
  - RENTAL-AUTOMOBILE, PICK-UP TRUCK, COMERCIAL TRUCK OR VAN, TRACTOR AND/OR TRAILER
  - RECYCLING FACILITIES
  - TERMINAL, BUS
  - TRUCK TERMINAL
  - HAZARDOUS SUBSTANCE
  - SELF-STORAGE FACILITY
  - WAREHOUSING, LOGISTICS AND DISTRIBUTION
  - CONSTRUCTION TRAILER

Asking Price	\$7.5M
Property Type:	Industrial
Property Subtype:	Pallet Yard
Building Class:	B
Sale Type:	Owner User
Lot Size:	2 1/2 AC
Gross Building Area:	988 SF
Year Built:	1945
Large Awning:	2
Docks:	2
Office w/	
Conference Room	
Security Cameras	
Zoning Description:	LI
APN / Parcel ID:	0231-021-36-0000

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Fully Improved With CUP



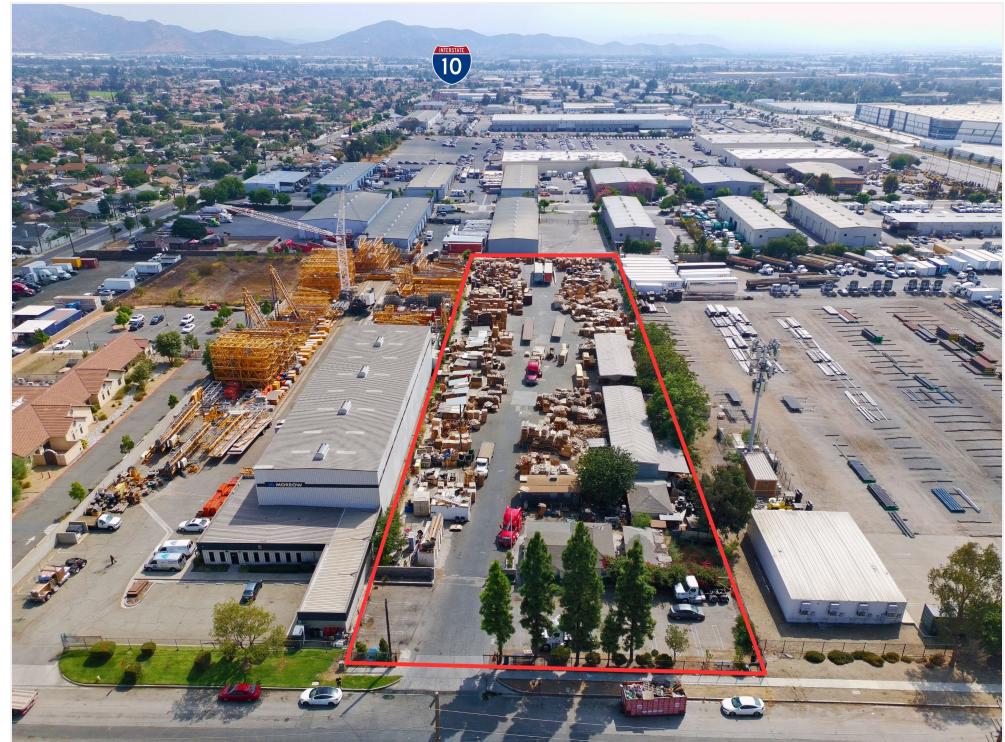
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## Property Photos



Cherry and Merrill



1.6 Miles from 10 Freeway

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