

# VACANT LOT & SINGLE HOUSE OVER 1.29 ACRES +/- FOR SALE

**FOR SALE**  
**14770 & 14788 BOYLE AVE.**  
**FOTANA, CA 92337**



## PROPERTY FEATURES:

- ***Offering Price: \$2,900,000.00***
- **Prime 1.29 Acres flat lot (2 parcels: 0236-061-15 & 0236-061-16)**
- **Front Parcel: Single-family residence with 3 bedrooms / 1 bath, approx. 1,489 SF on an 8,640 SF lot and Rear Parcel: Large 47,900 SF vacant lot with direct freeway visibility.**
- **Zoning: SWIP – FID (Southwest Industrial Park – Freeway Industrial/Commercial District).**
- **Excellent I-10 Freeway exposure with easy access from Cherry Ave and Slover Ave. Close proximity to rail and air transportation hubs.**
- **All utilities available.**
- ***Fenced and Secured.***

***For more information:***

**BERKSHIRE  
HATHAWAY** | CALIFORNIA  
PROPERTIES  
COMMERCIAL DIVISION

**Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745**  
**Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626**  
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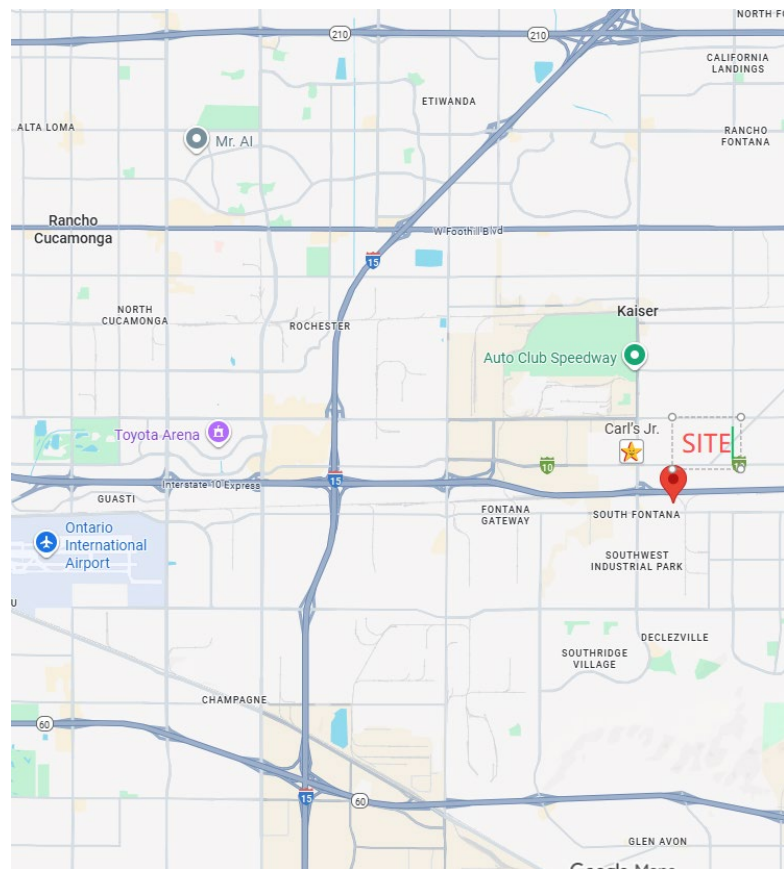


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## PROPERTY FEATURES CONTINUE:

- This highly versatile site allows for a wide range of potential uses, including: Warehousing / distribution centers, Trucking terminals, logistics operations, Light manufacturing / fabrication (nonhazardous), Commercial / wholesale distribution, Showrooms tied to industrial / building supply, Equipment rental / maintenance, Storage yards (for vehicles, equipment), Contractor yards, building materials yards, Auto service / repair shops (especially heavy equipment, trucks), Cold storage / refrigerated warehouses (if infrastructural requirements met) and many more (BUYER TO VERIFY WITH CITY OF FONTANA).



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