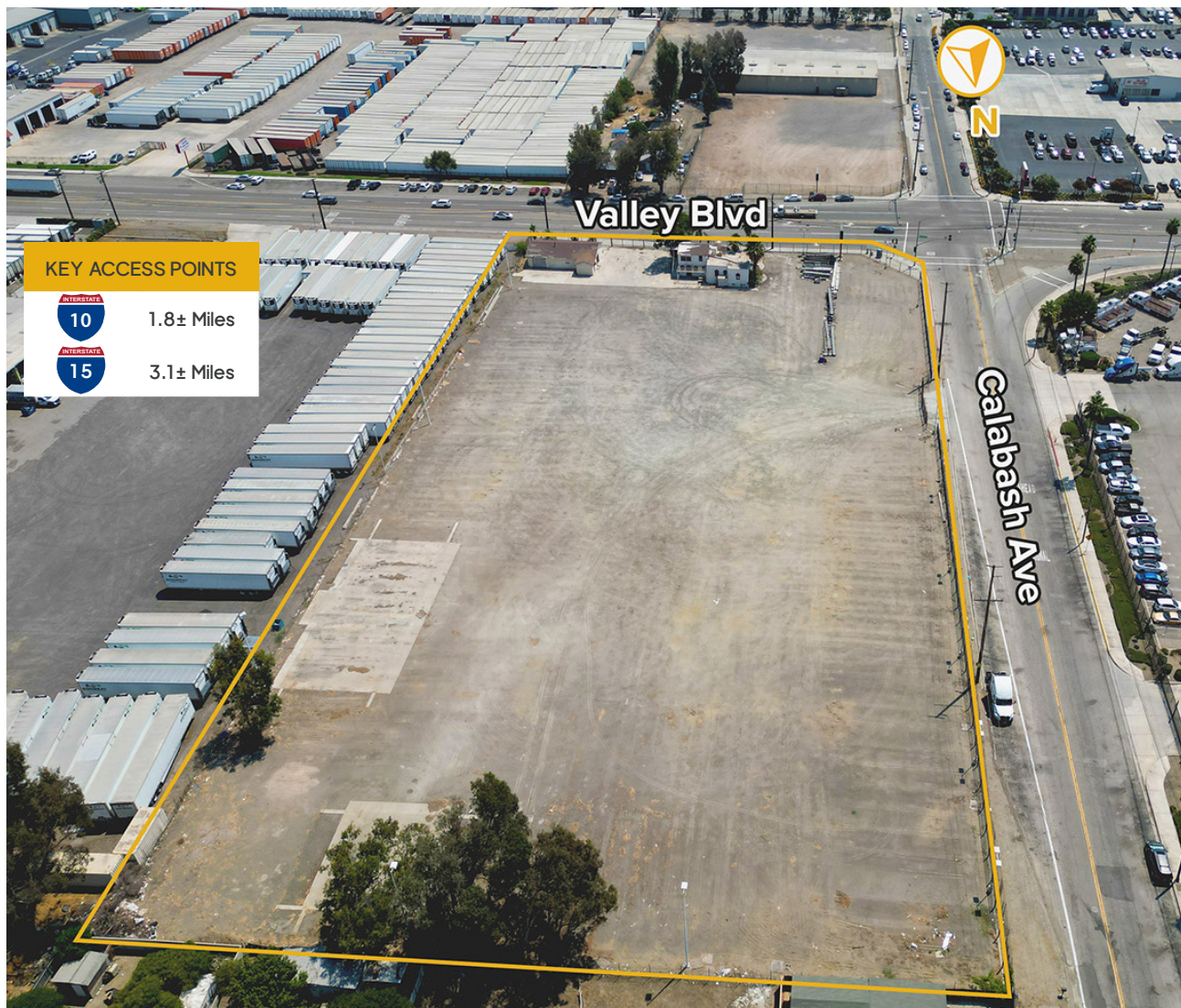


4.04± ACRES OF FENCED IOS FOR LEASE

13910 Valley Boulevard, Fontana, CA 92335

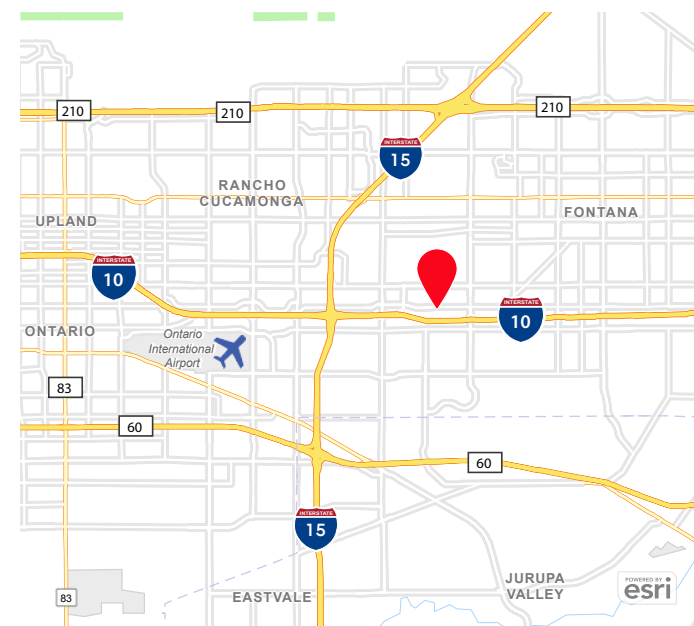


KEY ACCESS POINTS

	1.8± Miles
	3.1± Miles

STRATEGIC INLAND EMPIRE LOCATION

Fontana, CA offers unbeatable access, infrastructure, and opportunity. Located in the heart of the Inland Empire—America's top logistics hub—Fontana provides immediate proximity to major freeways (I-10, I-15, SR-210), rail lines, and the ports of LA and Long Beach.



Burr & Temkin

Transportation Real Estate Specialists Since 1983



Owen Weikert
Broker
CA License# 02137103
678.756.8005
owen@burrtemkin.com

Andrew Gibbs
President & Principal
913.226.4288
andrew@burrtemkin.com

NEWMARK

Steve Sprenger
Vice Chairman
CA License# 01202806
714.264.3993
steve.sprenger@nmrk.com

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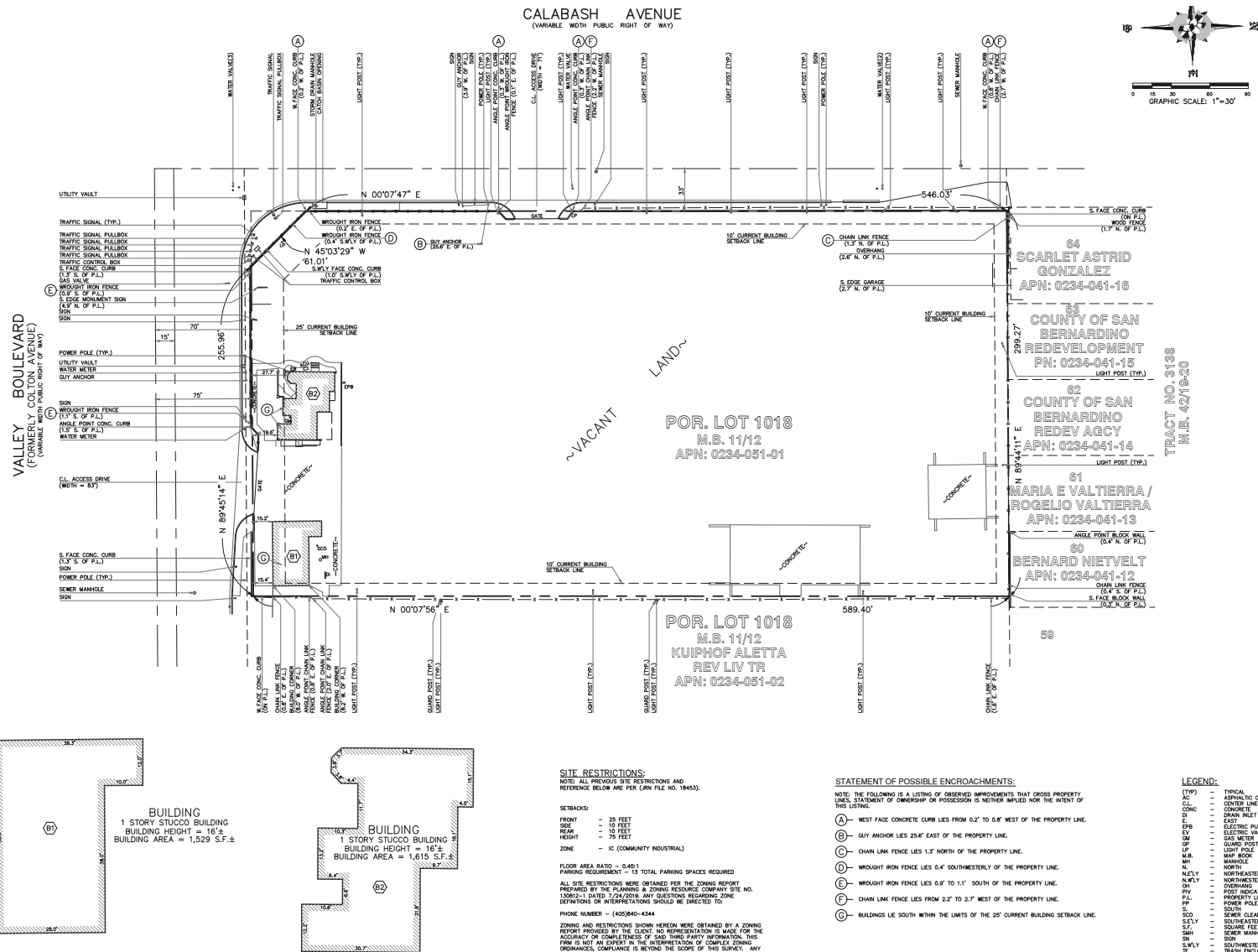
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EXPANSION POSSIBILITIES WITH ADJACENT PARCELS

10223 CALABASH AVE, 10151 CALABASH AVE, & 13910 VALLEY BLVD, FONTANA, CA 32335

1 74 DOOR CROSS-DOCK & SHOP

10223 CALABASH AVE & 0 CALABASH AVE

28,284± SF TOTAL BUILDING

- 25,294± SF dock
- 74 loading positions
- 2,989 ± SF office
- 3,927± SF shop
- 4 bay shop (2 drive-through bays)

VIEW PROPERTY
WEBSITE

9.49± ACRES

- Asphalt yard with concrete dolly strips
- 3 rows trailer parking on east side with 1 row ready lanes (doubles)
- Electric fencing
- Zoned M1([view code](#))

2 SHOP & INDUSTRIAL OUTDOOR STORAGE

10151 CALABASH AVE, 10117 CALABASH AVE, & 13929 VALLEY BLVD

12,627± SF TOTAL BUILDING

- 11 maintenance bays

3.84± ACRES

- Concrete & gravel yard
- Perimeter fencing

VIEW PROPERTY
WEBSITE

3 INDUSTRIAL OUTDOOR STORAGE

13910 VALLEY BLVD

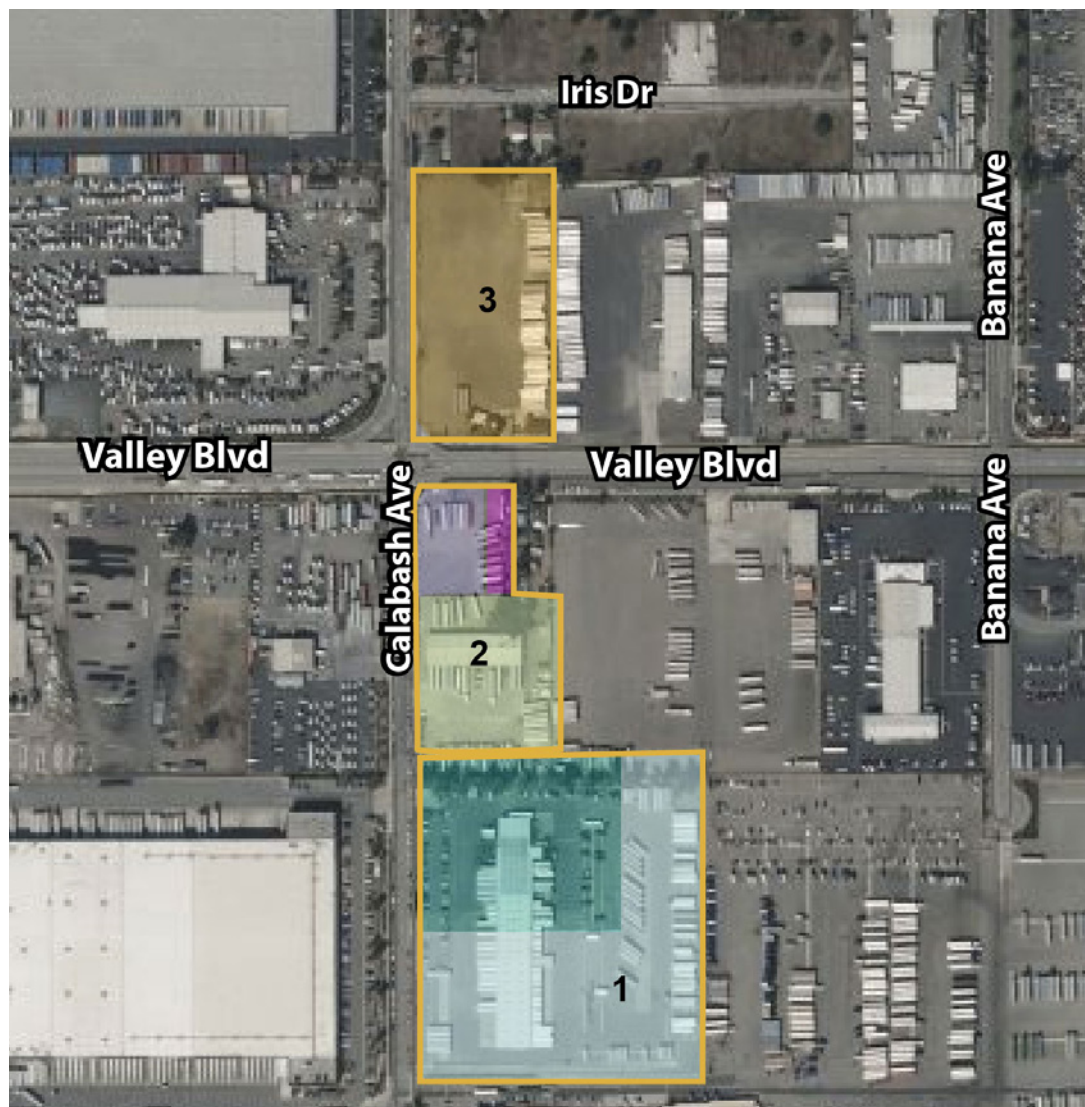
4.04± ACRES

- Gravel yard
- Perimeter fencing

VIEW PROPERTY
WEBSITE

TOTAL ACREAGE

17.368± ACRES



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