

# For Lease

4.45± AC | 9,450± SF Building

13831 Slover Ave  
Fontana, CA



Slover Ave

Trucking & Maintenance  
Facility



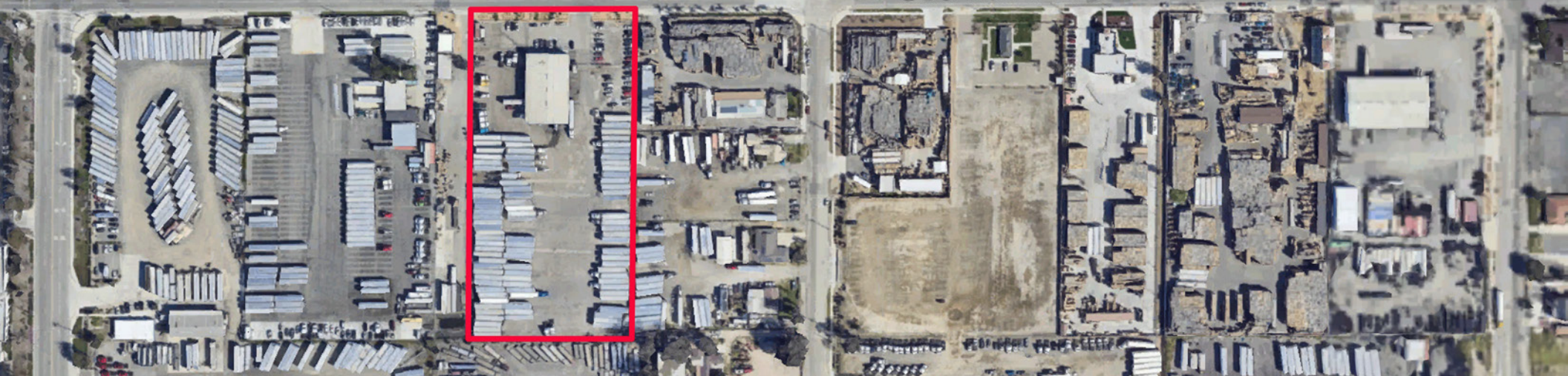
**13831 Slover Ave**  
**Fontana, CA**



Freeway Access  
1 Mile



Slover Ave



**Available Now - \$58,000/Mo NNN**  
**±4.45 AC Dispatch and Maintenance Facility**



The information contained herein was obtained from sources believed reliable; however, DNB Commercial, INC. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



## Property Highlights

**Dual-Level Office:** 4,200± SF of professional newly renovated office space.

**High-Efficiency Shop:** 5,250± SF maintenance shop equipped with three drive-thru bays and six oversized grade-level roll-up doors.

**Covered Wash Bay:** 1,750± SF dedicated wash area featuring a clarifier connected to the municipal sewer.

**Secured Yard:** Fully fenced, gated, and lighted yard providing ample room for trailer storage and maneuvers.

**LED Lighting:** Energy-efficiency lighting installed throughout the entire facility.

**Dedicated Employee Parking:** Separate paved parking area to ensure site safety.



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