

NOW FOR SALE
13203-13215 MARLAY AVENUE
FONTANA, CA 92337

APPROXIMATELY 60,800 SQ. FT.
INDUSTRIAL ON 4.0 ACRES OF LAND
IDEAL FOR BOTH OWNER-USERS AND/OR INVESTORS



HIGHLY FUNCTIONAL AS BOTH A SINGLE OCCUPANCY FACILITY OR MULTI-TENANT FACILITY | OWNER USERS CAN OCCUPY THE BULK OF THE RENTABLE AREA AND LEASE OUT A PORTION OF THE PROPERTY TO GENERATE INCOME OR OFFSET DEBT SERVICE.

Exclusively Offered by:

Nicholas Chang, CCIM SIOR
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949 375 2310 direct
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Cal DRE Lic #01344844

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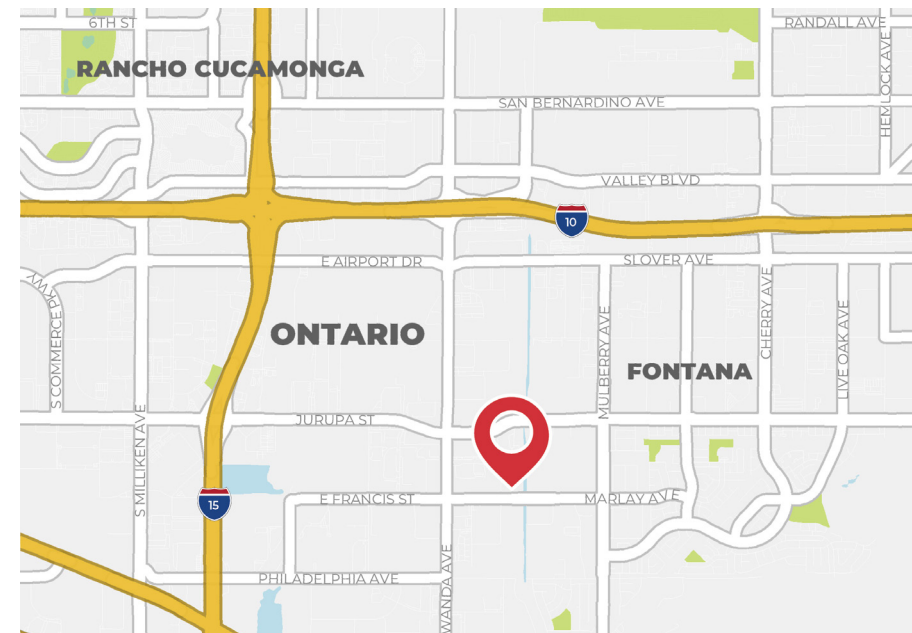
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

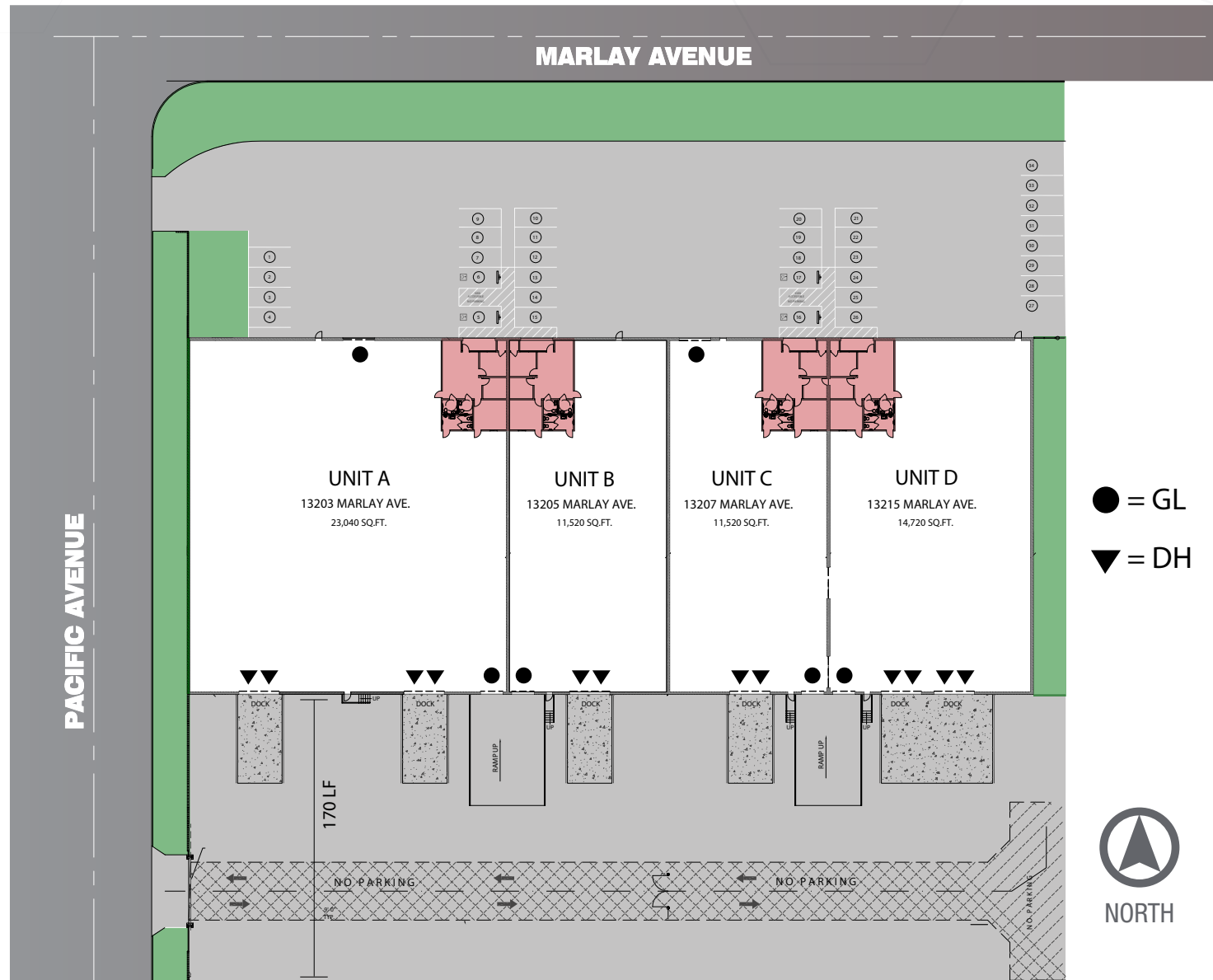
LEE | CHANG
KUEHN | FUA

PROPERTY FEATURES

Address:	13203-13215 Marlay Avenue Fontana, CA 92337
Building Size:	60,800 SF
Office Size:	4,768 SF
Land Area Yard:	4.0 Acres Fully fenced and paved yard area
Parking Trailer Storage:	86 Auto Parking. Additional Auto Parking and/or additional excess Trailer Parking areas may be possible (Buyer to independently verify with City of Fontana)
Loading:	12 DH 6 GL
WH Clear Height:	22' Min Clear
Power:	1,600 Amps 277-480V across 4 separate meters
Multi-Tenant Configuration:	13203: Unit A 23,040 SF 4 DH 2 GL 13205: Unit B 11,520 SF 2 DH 1 GL 13207: Unit C 11,520 SF 2 DH 2 GL 13215: Unit D 14,720 SF 4 DH 1 GL
Sprinklers:	Yes – High Density Wet Fire Sprinkler System
In Place Leases:	49,280 SF of available occupancy by August 2024 and full occupancy by June 2025. Unit A: Lease Expires July 31, 2024 - Call for rent amount Unit B: Lease Expires April 30, 2024 - Call for rent amount Unit C: Lease Expires May 31, 2025 - Call for rent amount Unit D: Lease Expires July 31, 2024 - Call for rent amount
Zoning:	SWIP – Jurupa South Industrial District (JSD)
APN:	One single parcel identified as APN: 0238-171-39



SITE PLAN



PROPERTY PHOTOS

NAICapital
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RANCHO CUCAMONGA



FREEWAY RAMP

FREEWAY RAMP

FREEWAY RAMP



FREEWAY RAMP

ONTARIO

FONTANA



JURUPA AVE

E FRANCIS ST

PHILADELPHIA

S ETIWANDA AVE

MARLAY AVE

MULBERRY AVE

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