

Available Leased Investment

±8.59 Acres

15500 Valencia Ave | Fontana, CA 92335

Bid Date set for January 31, 2023



Features:

- Long Term Lease in Place
- ± 8.95 Acre Lot
- Three (3) Metal Buildings
- Built in 1981
- Curb and Gutter
- Fenced and Paved Lot
- 6 Miles from BNSF Intermodal
- Located in the Highly Sought after Fontana Market Place.

- Fully Operational Wood Treatment Facility

Permitted Uses:

- Manufacturing
- Truck Terminal
- Contractor Equipment Yard
- Warehousing
- Building Material Storage
- M2 Industrial Zoning



For more information,
please contact:

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200 Main Street
Suite 100
Corona, CA 92882
www.streamrealty.com



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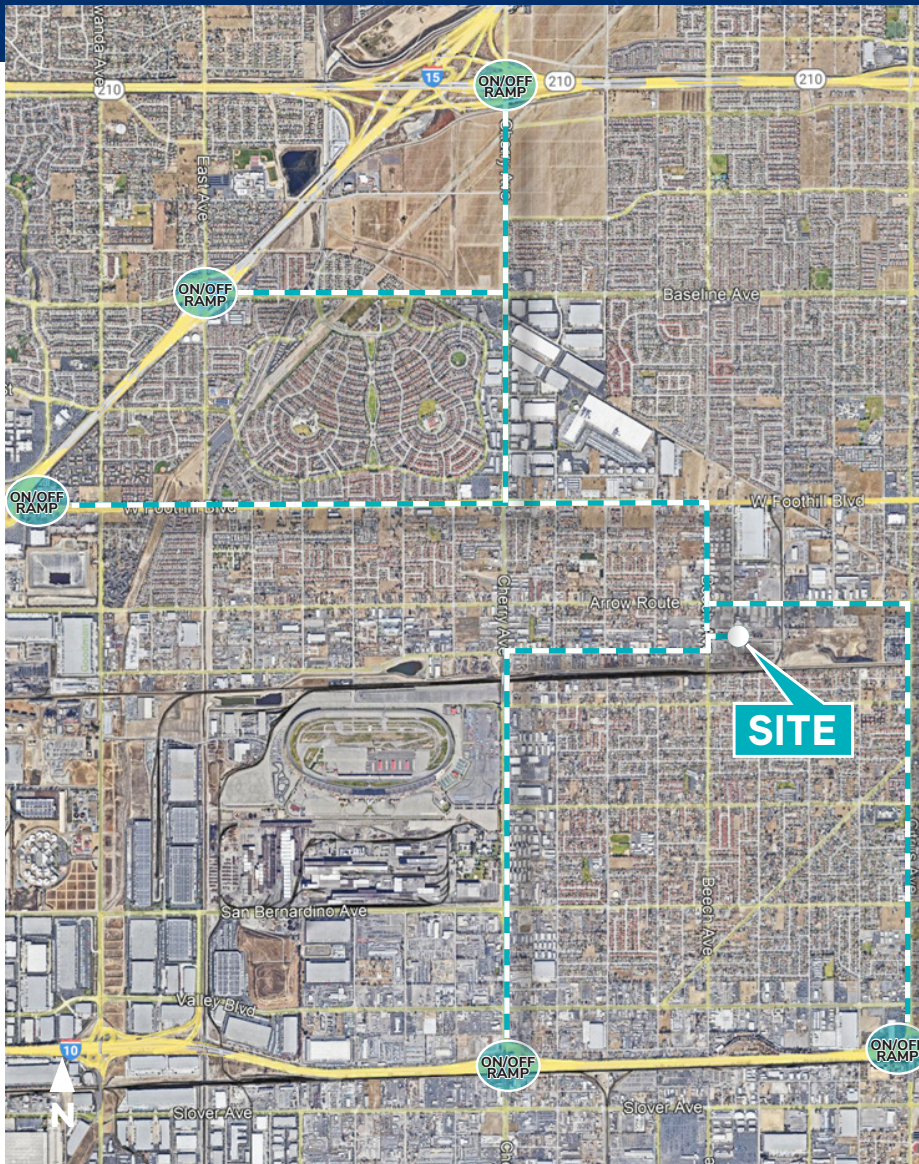
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RENT ROLL

L.A. Lumber Treating, Ltd. | Triple Net Lease

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PERIOD	MONTHLY BASE RENT
June 22, 2021 - June 21, 2023	\$45,000.00
June 22, 2023 - June 21, 2025	\$50,000.00
June 22, 2025 - June 21, 2029	\$55,000.00
June 22, 2029 - June 21, 2032	\$60,000.00
June 22, 2032 - June 21, 2035	\$65,000.00
June 22, 2035 - June 21, 2038	\$70,000.00
June 22, 2038 - June 21, 2041	\$75,000.00
First Five-Year Extension Period June 22, 2041 - June 21, 2046	10% Increase over Year 20
Second Five-Year Extension Period June 22, 2046 - June 21, 2051	10% Increase over Year 25

Tenant must give 120-day notice to exercise each extension.

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