

FOR LEASE

**RARE PERMITTED TRUCK & TRAILER SALES YARD
±2.39 ACRES FULLY PAVED INDUSTRIAL YARD
18 HIGH CLEARANCE GARAGE SPACES/BAYS
TURNKEY TRUCKING / SALES / MAINTENANCE FACILITY**

**15405 &
15419**

Valley Blvd
Fontana, CA 92335



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EMRECS
INDUSTRIAL REAL ESTATE



Property Overview

Exceptionally rare licensed truck and trailer sales facility located in the heart of Fontana's high-demand logistics and transportation corridor. Spanning ± 2.39 acres across two legal parcels, this fully improved, street-front yard offers $\pm 104,020$ square feet of operational space designed specifically for commercial vehicle sales, leasing, and fleet maintenance. The property features a long-standing, city-approved "Trailer Sales" permit, giving tenants a significant advantage with expedited planning and zoning compliance—an increasingly scarce entitlement in today's Inland Empire market.

The site is highly functional and immediately ready for occupancy, offering an impressive $\pm 9,910$ SF of high-clearance covered canopy space spanning 18 bays suitable for vehicle display, washing, detailing, and light repair. Additional improvements include a $\pm 3,200$ SF warehouse with dual ground-level doors, $\pm 1,950$ SF open high-clearance garage, and multiple modular and permanent office structures totaling $\pm 1,334$ SF. A $\pm 1,639$ SF single-family residence provides added utility for an on-site manager or owner-user.

Positioned along Valley Blvd with ± 486 feet of frontage, the property delivers exceptional visibility in one of the nation's busiest trucking submarkets, with traffic counts surpassing 35,000 vehicles per day. Conveniently located less than two miles from the I-10/I-15 interchange, the property offers seamless access to major regional freight routes and national distribution hubs. Ideal for truck/trailer dealers, fleet operators, logistics firms, or contractor uses seeking a plug-and-play environment in one of the Inland Empire's most strategically located industrial zones.

0191-211-11 & 0191-211-12

APN

M-1 (LIGHT INDUSTRIAL)

Zoning

$\pm 104,020$ SQ. FT. (± 2.39 ACRES)

Property Size

$\pm \$0.38$ PSF NNN

Asking Rate

$\pm \$0.02$ PSF

Operating Expenses (OpEx)

TRUCK / TRAILER SALES, LEASING & DISPLAY

Use

$\pm 11,910$ SF CANOPY | $\pm 3,200$ SF WAREHOUSE | $\pm 1,950$ SF GARAGE

Building Features

MULTIPLE OFFICES | FULLY IMPROVED YARD | 50+ TRAILER CAPACITY

Property Features

ACTIVE "TRAILER SALES" PERMIT | VALLEY BLVD FRONTAGE

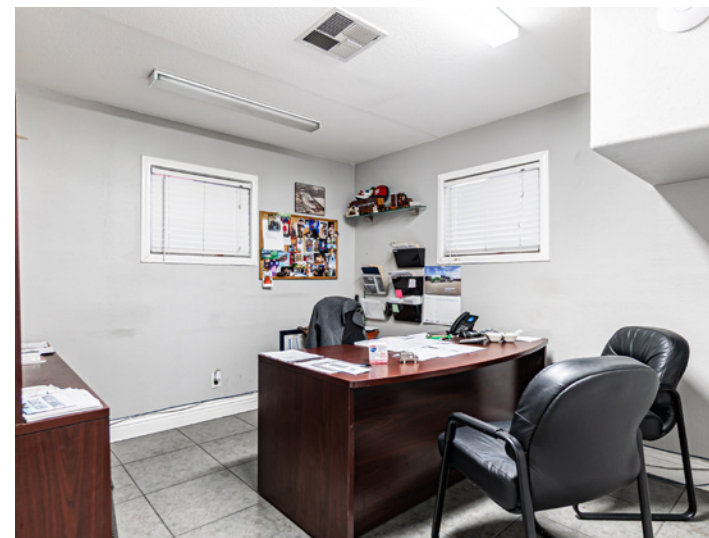
Entitlements / Advantages

120/240VOLTS, 200AMPS

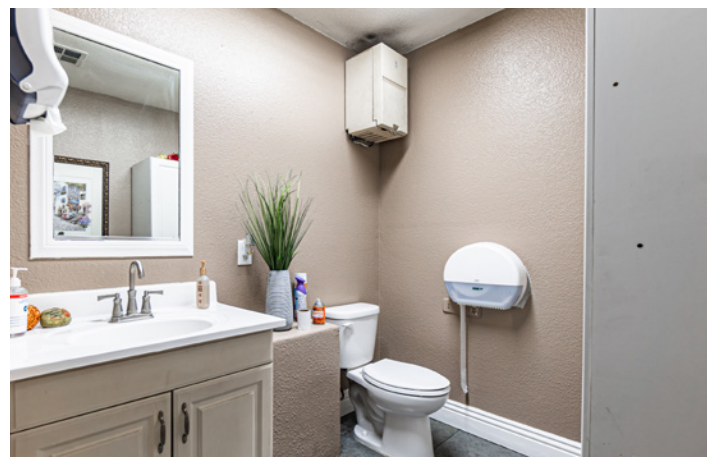
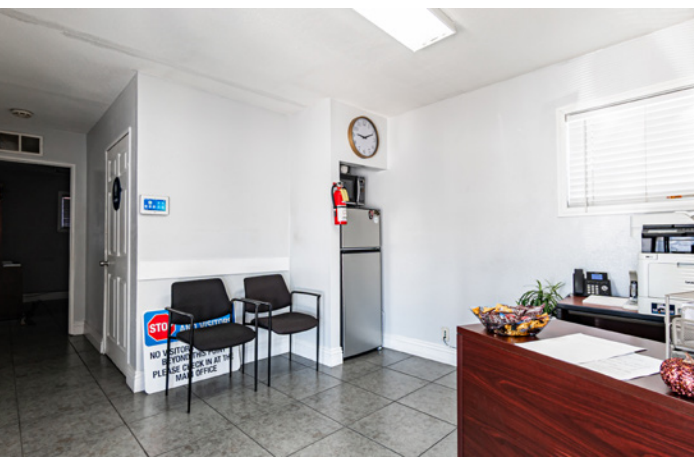
Power

Property Highlights

- Rare Truck & Trailer Sales Yard with Long-Standing City Permit
- $\pm 7,960$ SF of High-Clearance Covered Canopy Space for Light Repair / Maintenance (13 Bays)
- $\pm 3,200$ SF Warehouse with Two 12' x 12' Ground-Level Doors
- $\pm 1,950$ SF of Additional High-Clearance Open Garage Space (5 Bays)
- Fully Paved, Secured, Lit Yard with Capacity for 50+ Trailers
- Multiple Office Structures Totaling $\pm 1,334$ SF
- $\pm 1,639$ SF Single-Family Residence for On-Site Manager or Owner-User
- Exceptional Valley Blvd Frontage (± 486 Feet)
- Traffic Counts Exceeding 35,000 Vehicles per Day
- Less than 2 Miles to I-10 / I-15 Interchange
- Ideal for Truck/Trailer Sales, Leasing, Brokerage & Fleet Operations



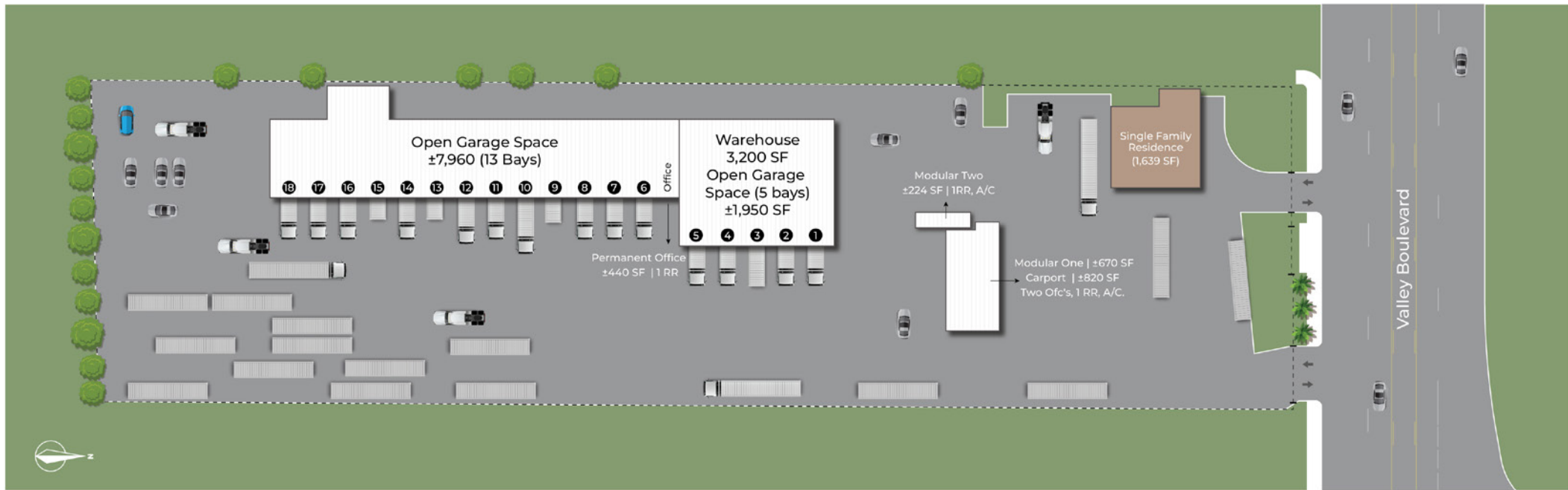
Property Photos



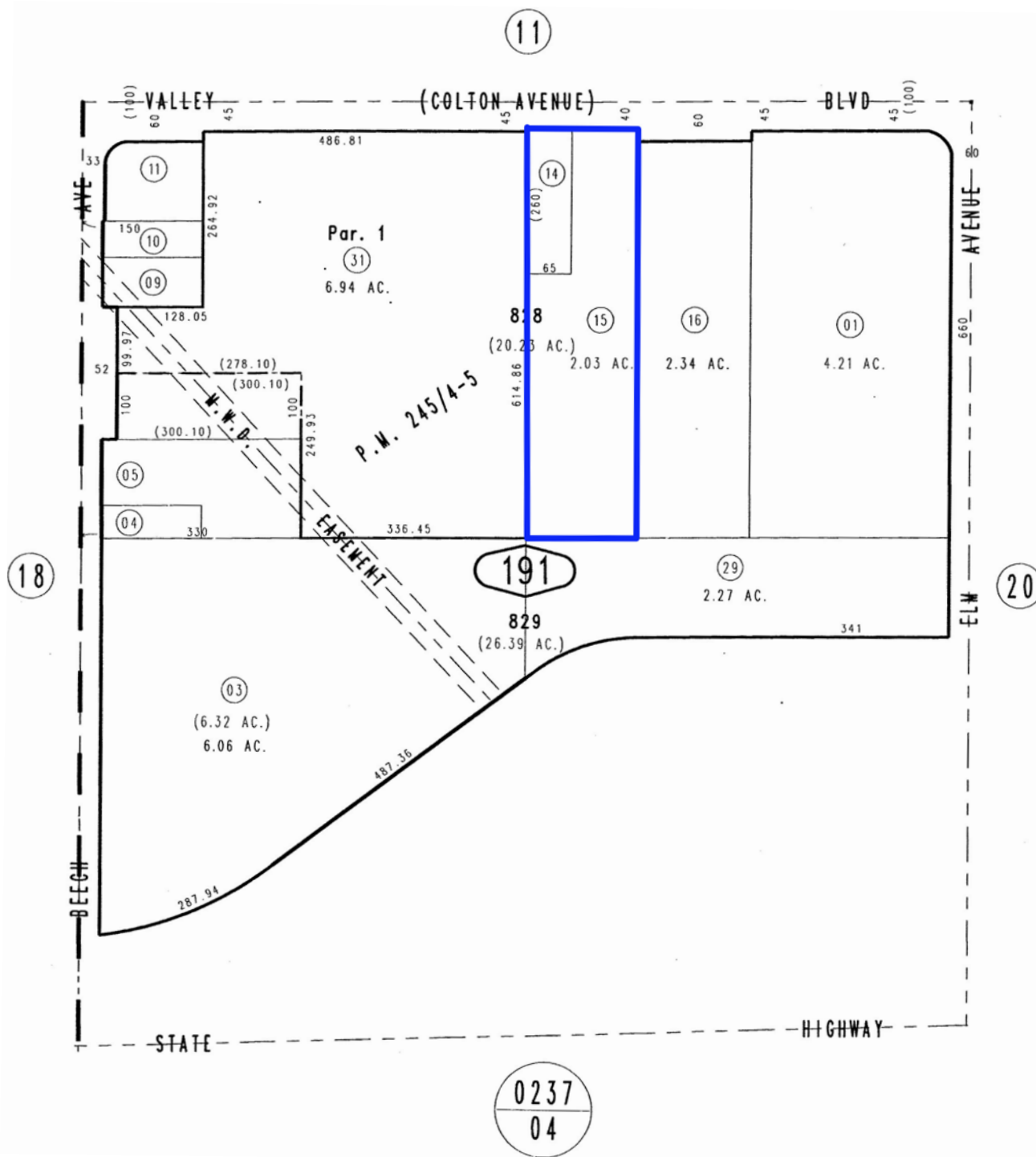
Site Plan

15405 & 15419 Valley Blvd., Fontana, CA 92335

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Plat Map



15405 & 15419

Valley Blvd

Fontana, CA 92335

Permitted Uses

- Truck & trailer sales, leasing, and brokerage
- Outdoor display and storage of commercial vehicles
- Fleet parking and maintenance
- Contractor yard / equipment storage
- All standard M-1 industrial uses

For more information contact:

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