

FOR SALE

TRUCKING/TRANSPORTATION
FACILITY ON 2.37 ACRES

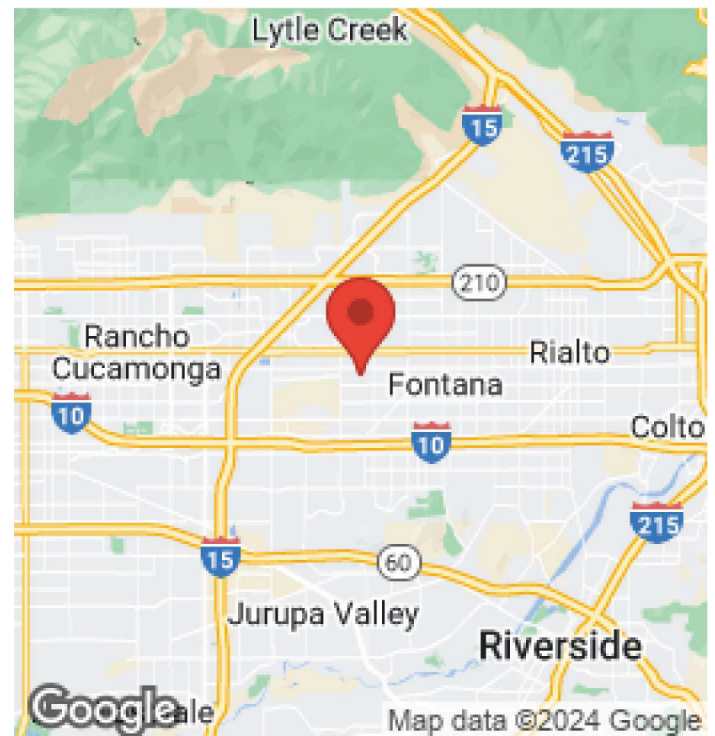
8631 LIVE OAK AVENUE, FONTANA, CA 92335
Unincorporated San Bernardino County



— 8631 Live Oak Avenue —

PROPERTY DETAILS

- 6,800 SF metal bldg. with six(6) bays, potential uses are service/repair, or truck or equipment storage
- Fully fenced, secure, electric front roll gate fro 24-hr access to drivers
- Multiple video cameras
- Converted single-family residence as main office (excellent condition) cat 5 wiring, set up for full network, full kitchen, multiple offices and large bullpen
- 3 additional structures; driver's lounge with lockers and shower, storage building & single -family residence which is currently being leased



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Managing Director, DRE# 00961621
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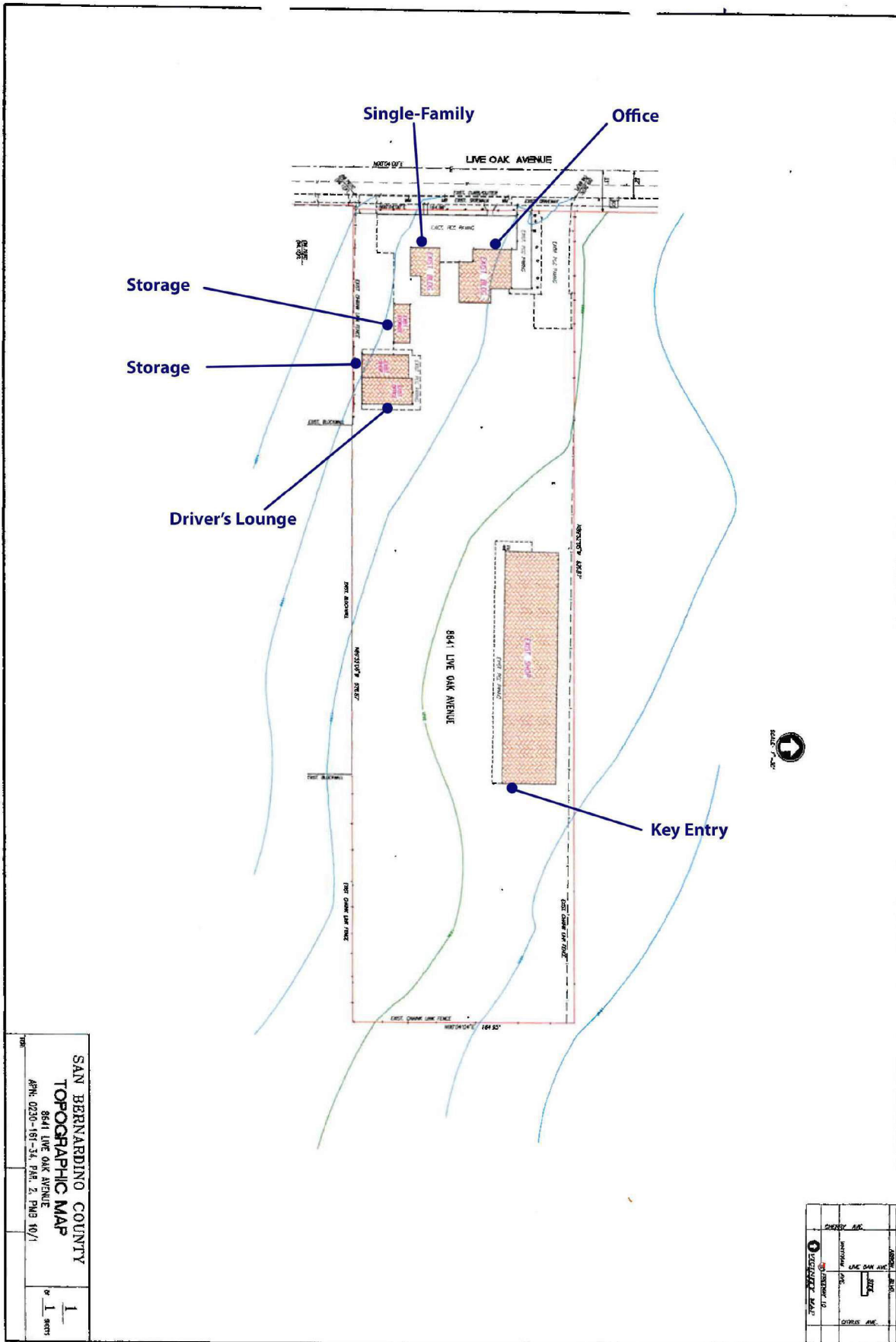
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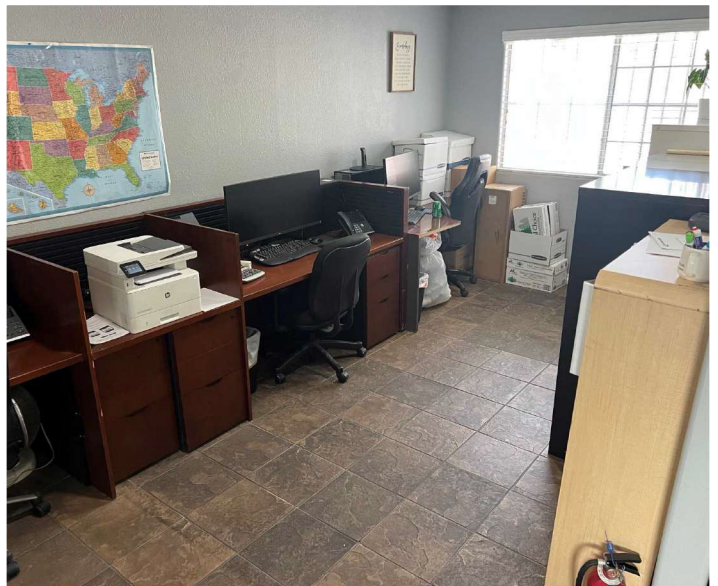
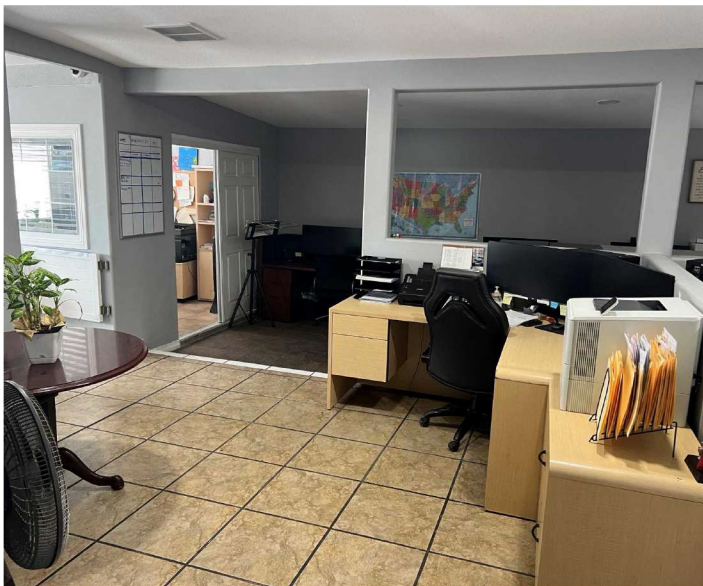
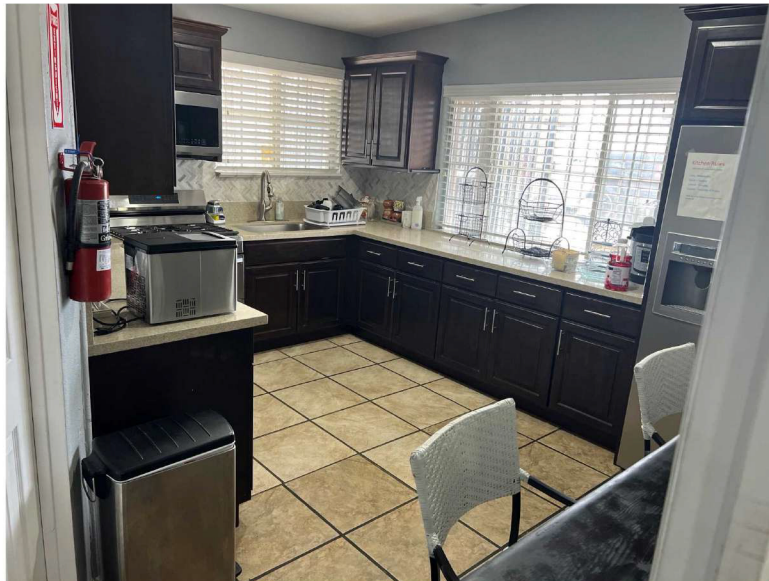
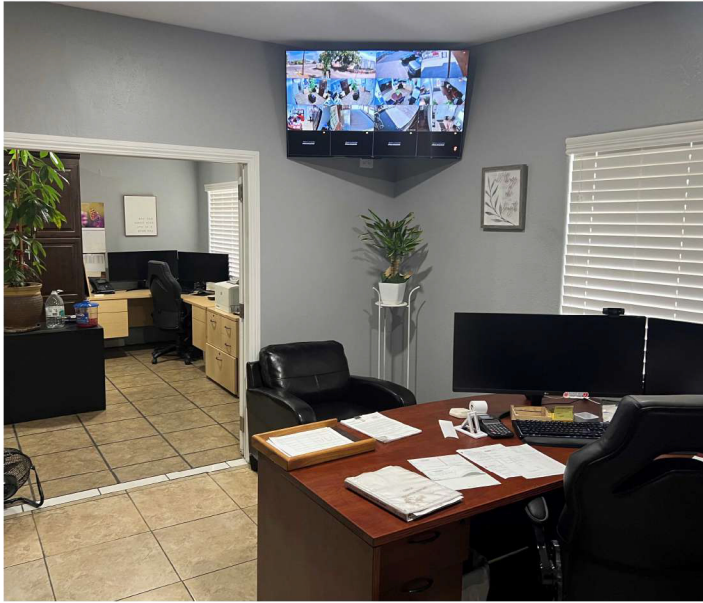
SITE PLAN

Trucking/Transportation Facility ON 2.37 ACRES
8631 Live Oak Avenue | Fontana, CA 92335



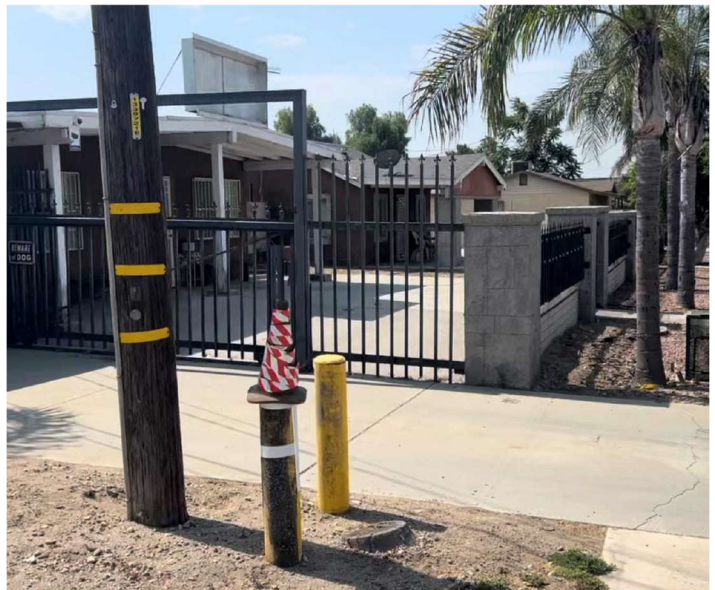
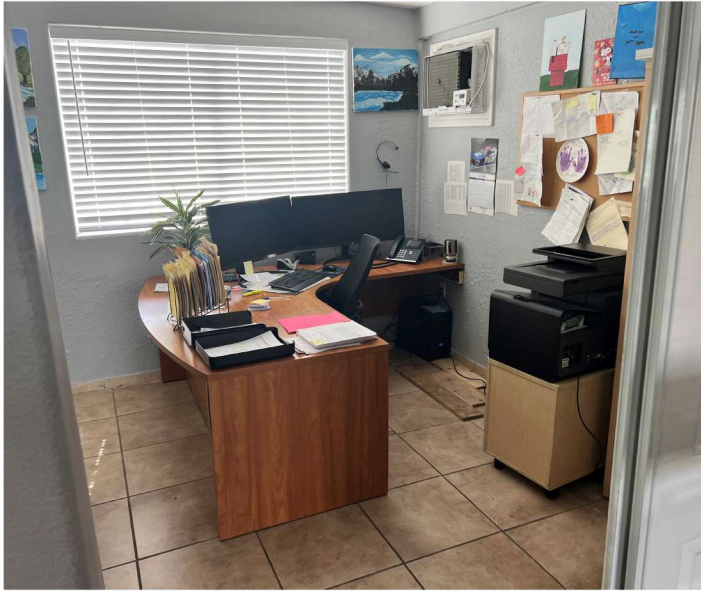
PROPERTY PHOTOS

Trucking/Transportation Facility ON 2.37 ACRES
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Community Industrial (IC)

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts	
LAND USE	PERMIT REQUIRED BY DISTRICT
See Division 10 (Definitions) for land use definitions	IC

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts	
LAND USE	PERMIT REQUIRED BY DISTRICT
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Agricultural, Resource & Open Space Uses	
Agriculture support services	P(2)
Animal keeping	—
Community gardens	—
Crop production, horticulture, orchard, vineyard	—
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	—
Industrial hemp cultivation - Large scale (minimum 5-acre lot size)	—
Natural resources development (mining)	CUP
Nature preserve (accessory uses)	—
Industry, Manufacturing & Processing, Wholesaling	
Adult business	ABP
Construction contractor storage yard	M/C
Hazardous waste operation	—
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C
Firewood contractor	P
Manufacturing operations I	P(2)
Manufacturing operations II	— (5), (6)
Motor vehicle storage/impound facility	M/C
Recycling facilities - Small collection facility	SUP
Recycling facilities - Large collection facility	CUP
Recycling facilities - Light processing facility	CUP
Recycling facilities - Heavy processing facility	CUP
Recycling facilities, reverse vending machines (accessory only)	A
Salvage operations - Within an enclosed structure	CUP
Salvage operations - General	—
Storage - Personal storage (mini-storage)	P(2)
Storage - Recreational vehicles	M/C
Storage - Warehouse, indoor storage	M/C
Wholesaling and distribution	M/C
Recreation, Education & Public Assembly	
Campgrounds	—
Commercial entertainment - Indoor	M/C
Conference/convention facility	—
Equestrian facility	—
Fitness/health facility	P(2)
Golf course	—
Library, museum, art gallery, outdoor exhibit	—
Meeting facility, public or private	CUP
Park, playground	—
Places of worship	CUP
Rural sports and recreation	—
School - College or university	M/C
School - Private	M/C
School - Specialized education/training	M/C
Residential(14)	
Accessory dwelling (labor quarters, etc.)	P(7)

Key			
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MU P	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
		—	Use not allowed

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Accessory structures and uses - Residential (conforming and non-conforming uses)	P(7,8)
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—
Guest housing	—
Live/work unit	M/C
Mobile home park/manufactured home land-lease community	—
Multiple residential use	—
Parolee and/or probationer home	—
Residential use with retail, service, or industrial use	—
Accessory dwelling unit	—
Single dwelling	—
Retail	
Auto and vehicle sales and rental	P(2)
Bar, tavern	—
Building and landscape materials sales - Indoor	P(2)
Building and landscape materials sales - Outdoor	M/C
Construction and heavy equipment sales and rental	M/C
Convenience store	P(2)
Fuel dealer (propane for home and farm use, etc.)	CUP
General retail - 10,000 sf or less, with or without residential unit	—
General retail - More than 10,000 sf, with or without residential unit	—
Manufactured home or RV sales	M/C
Night club	—
Restaurant, café, coffee shop	P(2)
Second hand stores, pawnshops	P(2)
Service station	P(2)
Swap meet, outdoor market, auction yard	M/C
Warehouse retail	P(2)
Services - Business, Financial, Professional	
Medical services - Hospital(4)	M/C
Medical services - Rehabilitation center	M/C
Office - Accessory	P(8)
Professional services	P(2)
Services - General	
Bail bond service within 1 mile of correctional institution	P
Cemetery, including pet cemeteries	—
Correctional institution	—(4)
Emergency shelter	CUP
Equipment rental	P(2)
Home occupation	SUP
Kennel or cattery	M/C
Licensed residential care facility of 6 or fewer persons	M/C
Licensed residential care facility of 7 or more persons	M/C
Lodging - Bed and breakfast inn (B&B)	—
Lodging - Hotel or motel - 20 or fewer guest rooms	—
Lodging - Hotel or motel - More than 20 guest rooms	—
Personal services	P(2)

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Public safety facility	M/C
Unlicensed residential care facility of 6 or fewer persons	RCP
Unlicensed residential care facility of 7 or more persons	M/C
Vehicle services - Major repair/body work	P(2)
Vehicle services - Minor maintenance/repair	P(2)
Veterinary clinic, animal hospital	M/C
Transportation, Communications & Infrastructure	
Ambulance, taxi, or limousine dispatch facility	M/C
Broadcasting antennae and towers	M/C
Parking lots, accessory	P(12)
Broadcasting studio	M/C
Communication contractor	M/C
Electrical power generation	CUP
Parking structures	P(12)
Pipelines, transmission lines, and control stations(13)	-13
Renewable energy generation facilities	CUP
Sewage treatment and disposal facility(6)	CUP
Solid waste disposal(6)	CUP
Transportation facility	M/C
Truck stop	M/C
Truck terminal	M/C
Utility facility	CUP
Water treatment plants and storage tanks	—
Wind energy system, accessory	S
Wireless telecommunications facility	S
Other	
Accessory structures and uses	P
Temporary special events	TSP
Temporary structures and uses	TUP

Key

Code	Description	Code	Description
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