

15363 Arrow Route

**IOS Yard or
Build-to-Suit for Lease**
Fontana, CA 92335



TRAILER STORAGE YARD – IMMEDIATE POSSESSION

PROPERTY HIGHLIGHTS

- » ±4 AC (divisible)
- » Minor-use permit for trailer storage
- » Fenced and secured
- » Site is fully entitled for a ±74,970 SF Class A warehouse facility
- » Owner will consider build-to-suit for lease
- » Market-driven rate and coop fee subject to RFP.



M2 Zoning



Close proximity to 10 & 15 freeways



Multiple access points

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PROPERTY IMAGES

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SHY ASSAR

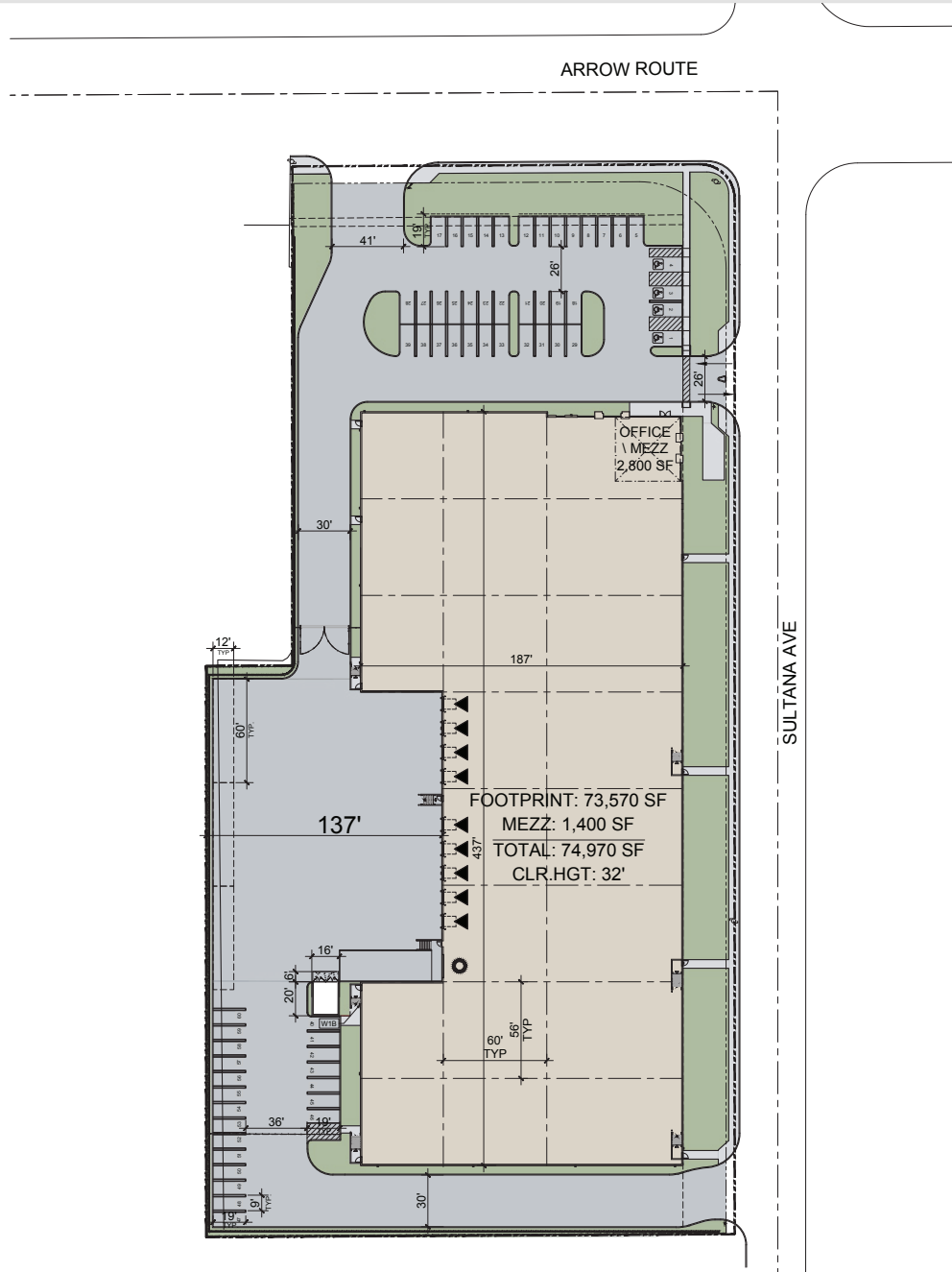
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ENTITLED SITE PLAN



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TO THE PORT OF
LONG BEACH

68.4
MILES



TO SAN BERNARDINO INT.
AIRPORT (SBD)

18.1
MILES



TO LOS ANGELES
INT. AIRPORT (LAX)

68.0
MILES



TO ONTARIO INT.
AIRPORT (ONT)

8.8
MILES

	3-Mile Radius	5-Miles Radius
2025 Estimated Population	151,106	321,338
2025 Adj. Daytime Population Age 16 Years or Over	76,692	168,235
2025 Estimated Households	39,709	86,251
2025 Owner Occupied Homes	58.3%	63.0%
2025 Median Household Income	\$98,538	\$109,578
2025 Owner-Occupied Median Home Value	\$541,211	\$583,423
2025 Per Capita Income	\$31,010	\$35,347
2025 Median Age	31.9	32.5
2025 Average Household Income	\$117,897	\$131,571
2025 Adult Population Age 25 Years or Over	93,771	201,657
2025 Education Attainment Bachelor Degree Only	13.5%	15.1%
2025 Marital Status (Currently Married)	40.9%	42.8%
2025 Labor Population Age 16 Years or Over	116,214	248,074

LOCATION HIGHLIGHTS



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ABOUT THE OWNER

Voit
REAL ESTATE SERVICES

40 YEARS OF EXPERIENCE INVESTING ACROSS THE WEST COAST

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle, and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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