

# FOR SALE

**10557 JUNIPER AVENUE**  
FONTANA, CALIFORNIA 92337

## Fontana Crossings Business Park INDIVIDUAL INDUSTRIAL BUILDING FOR SALE UNIT N



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**10557 JUNIPER AVE (UNIT N)**  
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## THE OFFERING

- Part of a 5 Building, 15 Unit, & 76,753 SF Industrial Condominium Park on 4.9 Acre Site
- Built in 2006
- 2.8:1,000 SF Parking Ratio (In Common)
- Easy Access to 10 Freeway
- Ideal for Owner-Users and/or Investors

### UNIT N

\*5,332 SF Industrial Condominium

±1,100 SF 2-story office build-out

2 ground level loading

20' clear height

400 A, 277/480 V, 3P4W

0255-271-15

Skylights, shared gated yard area

Two (2) restrooms



\*Building size to be verified as it may differ from title and county assessor

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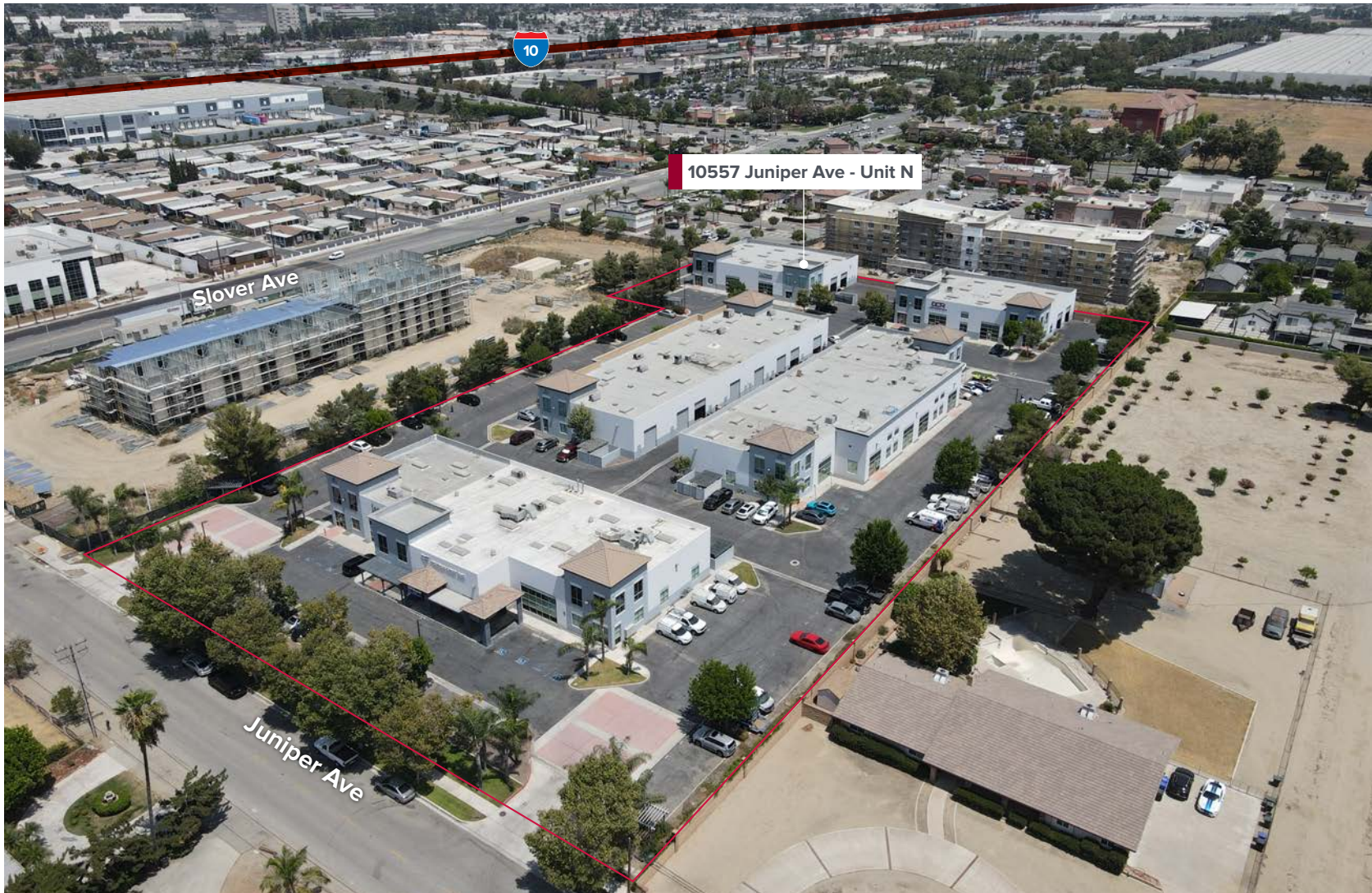
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## PROPERTY AERIAL



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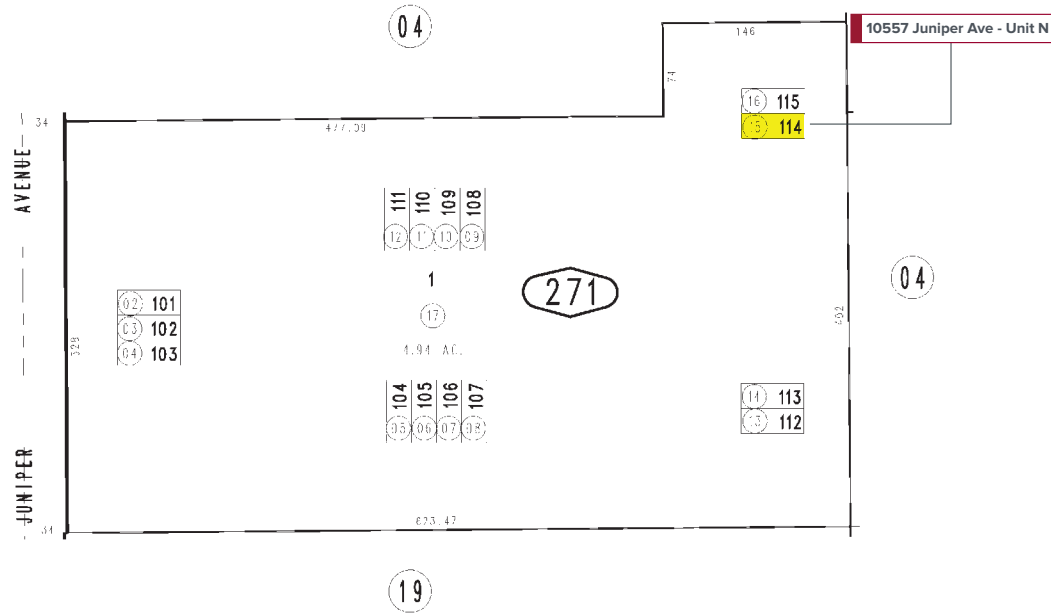
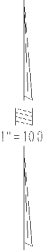
# PARCEL MAP

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXA ONLY.

Tract Map 17596, M.B. 323/83-85

City of Fontana  
Tax Rate Area  
10005

0255-27



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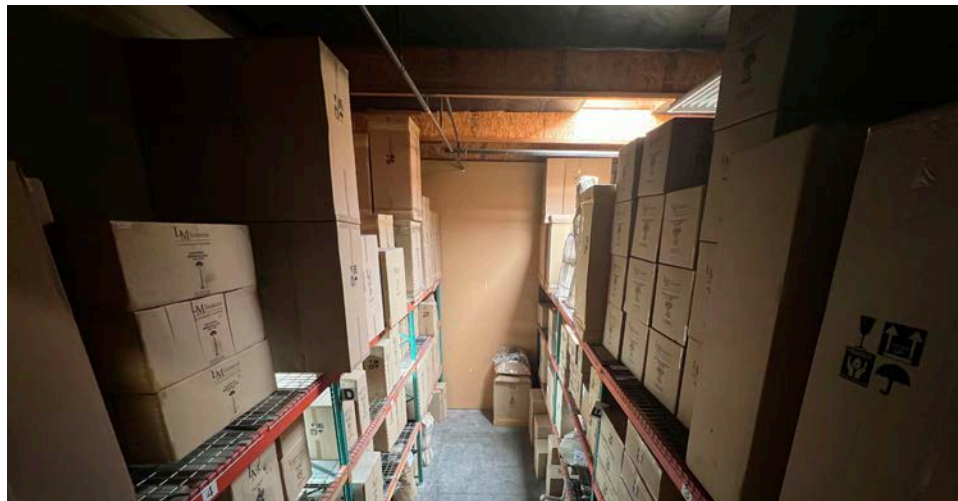




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## UNIT N



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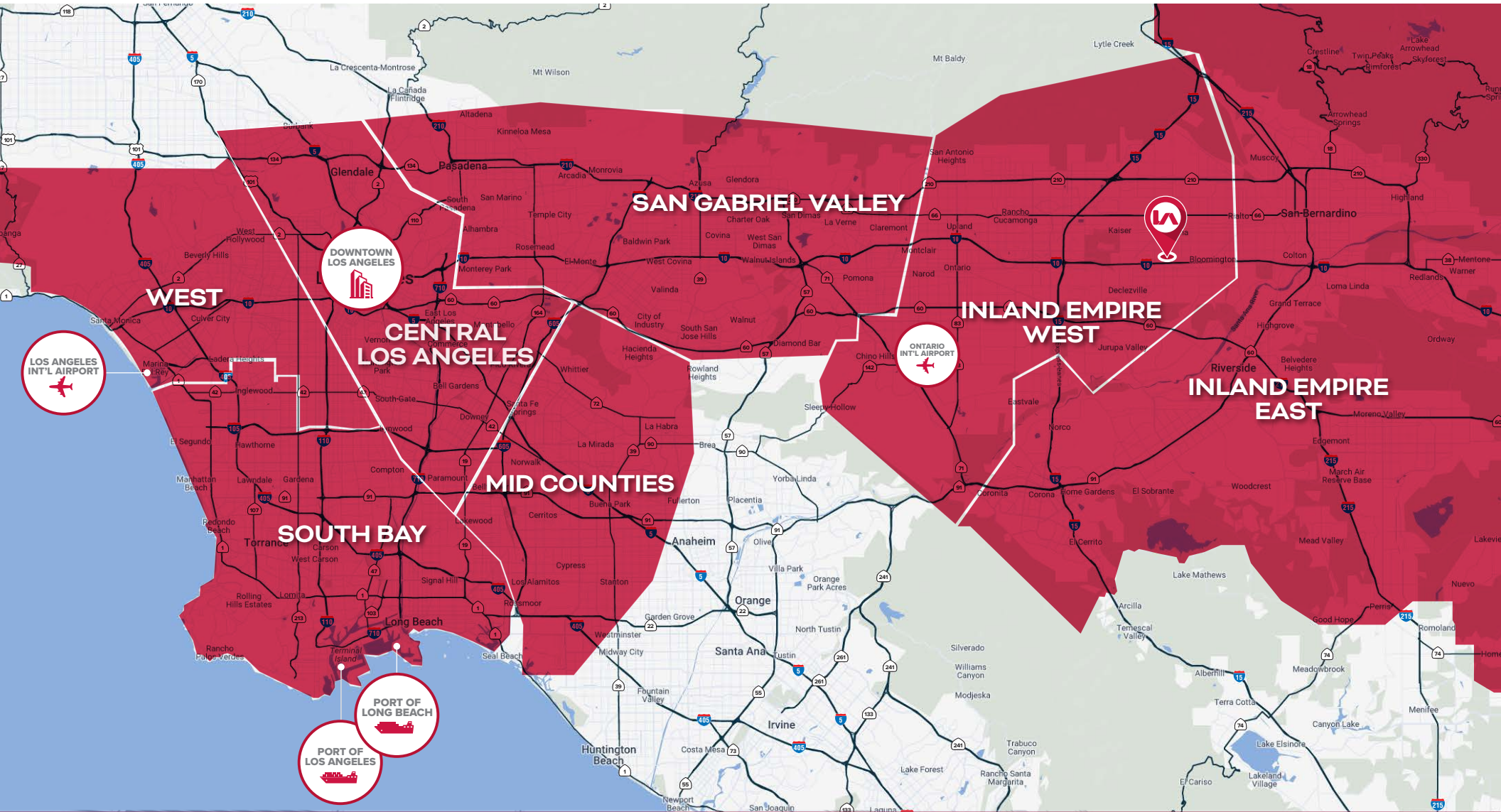
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## REGIONAL MAP



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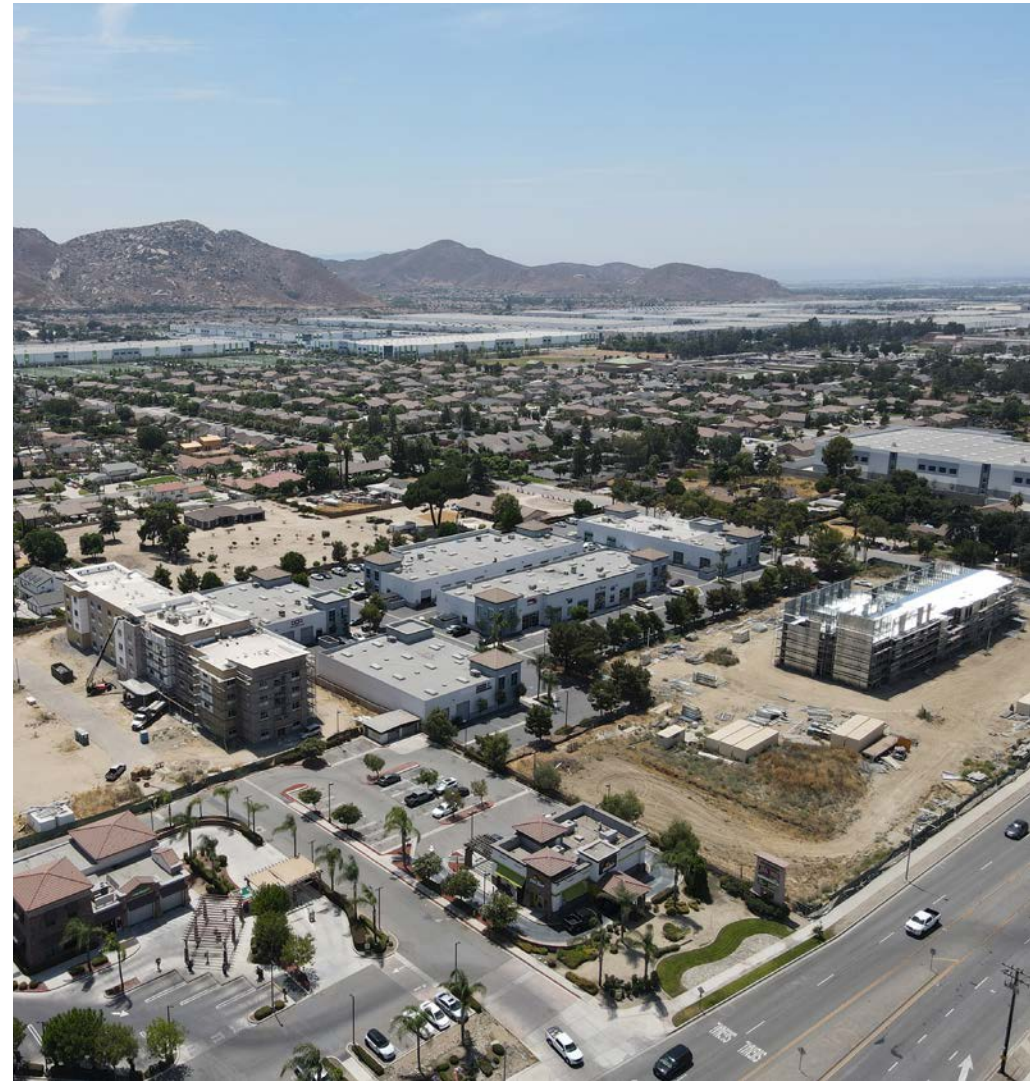
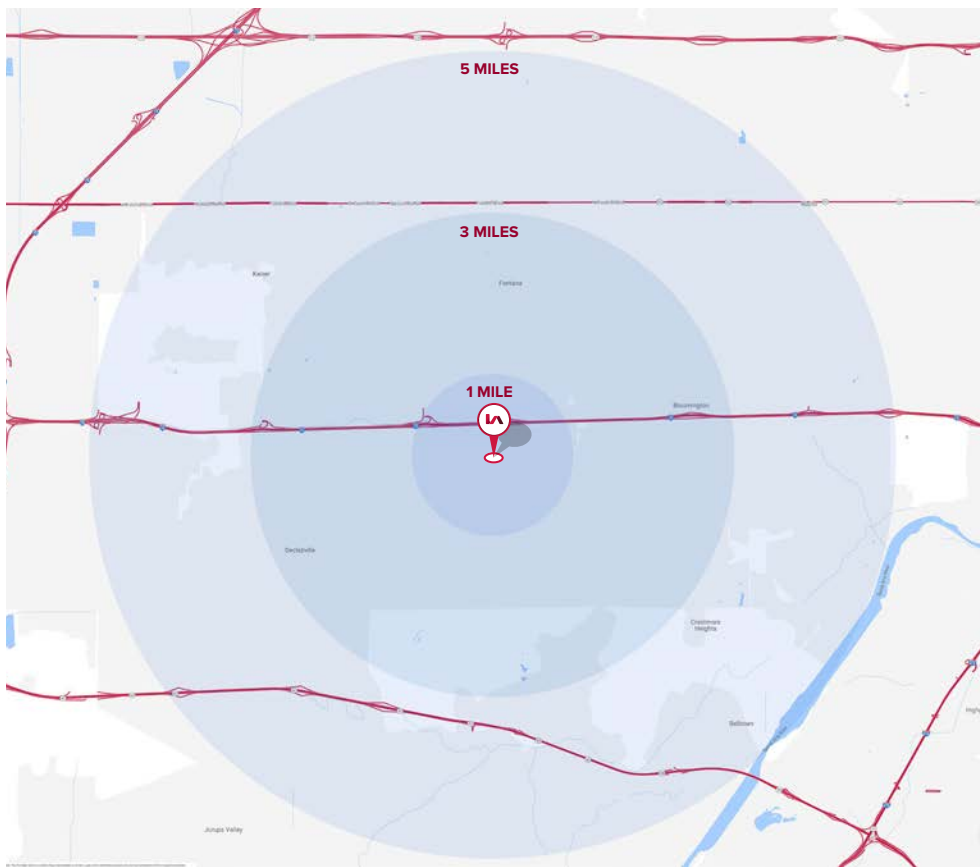
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## DEMOGRAPHICS

2024	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD INCOME (HHI)	\$97,270	\$99,120	\$105,173
POPULATION	9,806	120,566	313,651

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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