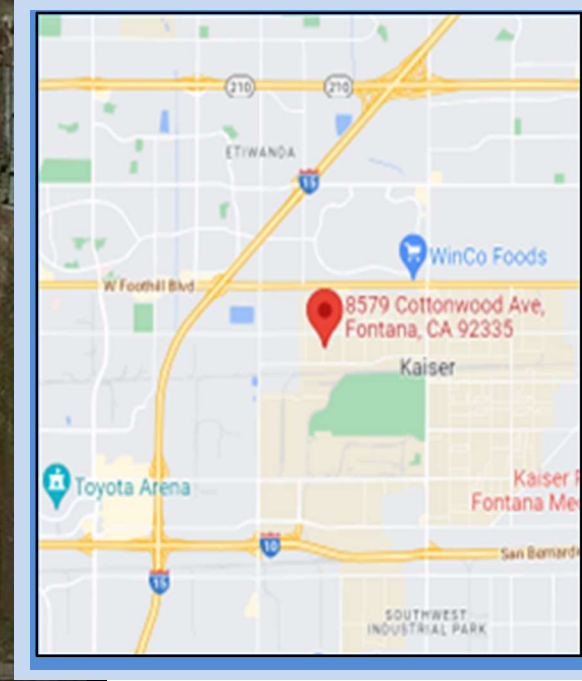


FOR SALE- IOS OR DEVELOPMENT OPPORTUNITY

4.83 Acres of Industrial Land

8579 Cottonwood Ave., Fontana, CA



- Located in the unincorporated area of San Bernardino County
- MUP being processed for Contractor and Outside Storage
- APN 229-231-04 & 229-231-05

FOR MORE INFORMATION, CONTACT:

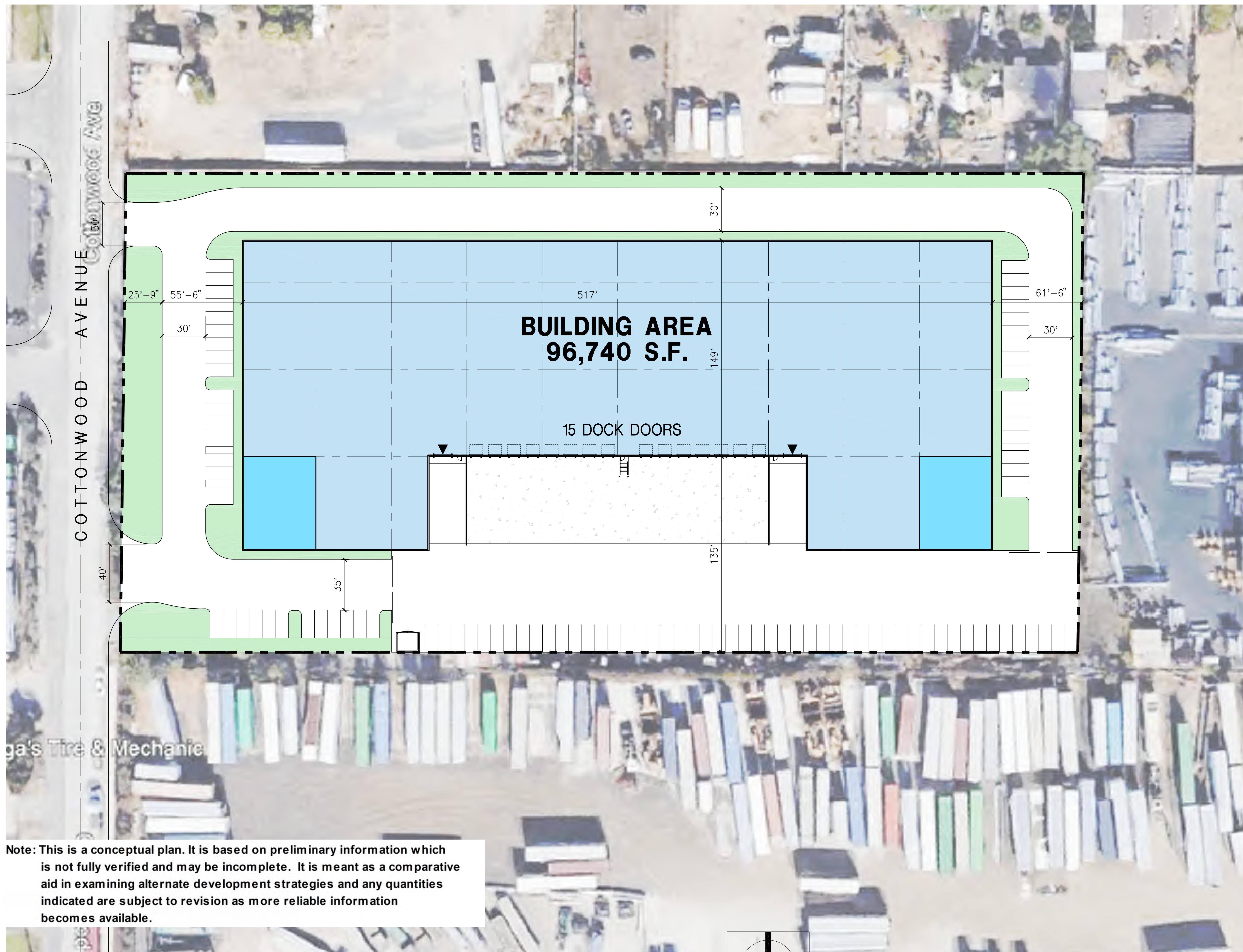
Don Barmakian

(909)223-0025 donb@delmar1.com

Bkr ID # 00669168



The information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real Estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.



Aerial Map



Tabulation

SITE AREA	
In s.f.	217,803 sf
In acres	5.00 ac
BUILDING AREA	
Office - 1st floor	3,000 sf
Office - 2nd floor	3,000 sf
Warehouse	90,740 sf
TOTAL	96,740 sf
FLOOR AREA RATIO	
Maximum Allowed	0.45
Actual	0.444
SITE COVERAGE	
Maximum Allowed	85%
Actual	44.4%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	24 stalls
Whse: 1st 40k @ 1/1000 s.f.	40 stalls
abve 40k @ 1/4000 s.f.	22 stalls
TOTAL	86 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	94 stalls
ZONING ORDINANCE	
Zoning - Community Industrial IC	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 75'	
LANDSCAPE REQUIREMENT	
Percentage - 15% Of Parking Area	
LANDSCAPE PROVIDED	
In s.f.	26,332 sf
Percentage	21.8%
SETBACKS	
Front /Street side - 25'	
Interior side - 10'	
Rear/Side - 10'	
1) Only one side yard setback is required to provide for emergency access if the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.	
2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.	

Legend

- POTENTIAL OFFICE W/ 2ND FLOOR
- WAREHOUSE
- DRIVE THRU DOOR

PROJECT LOCATION : 8579 COTTONWOOD AVENUE
 FONTANA, CA
 PROPOSED USE : WAREHOUSE USE INCLUDING S-1
 & B OCCUPANCY
 BUILDING DIMENSION: 517'x149'
 EXISTING USE : INDUSTRIAL

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan 8579 Cottonwood Avenue

Fontana, County of San Bernardino, CA