

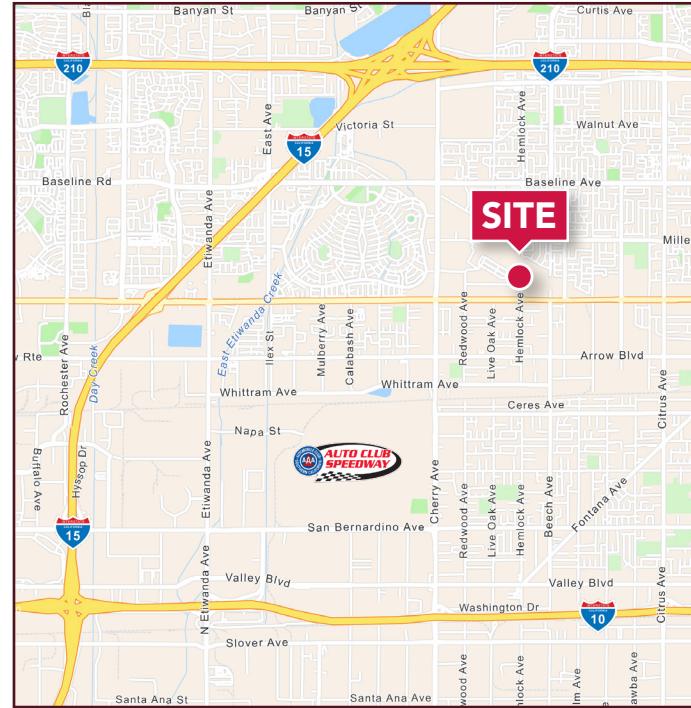
±22,765 SF FOR SALE OR LEASE HILTON DRIVE INDUSTRIAL PARK

15100 HILTON DRIVE, FONTANA, CA 92336



PROPERTY HIGHLIGHTS

- Rare Smaller Industrial Building For Sale
- ±860 Square Feet of Office Space
- ±860 Square Feet Unfinished Mezzanine (Included)
- No Association Fees
- 800 Amp, 277/480 Volt, 3-Phase Power (Verify)
- Large Fenced Yard
- 2 Dock High Loading Doors
- 2 Grade Level Loading Doors
- 24' Warehouse Ceiling Clearance
- BP3 Industrial Zoning
- Good Access to I-10, 210, and I-15 Freeways
- Located in the Hilton Drive Industrial Park



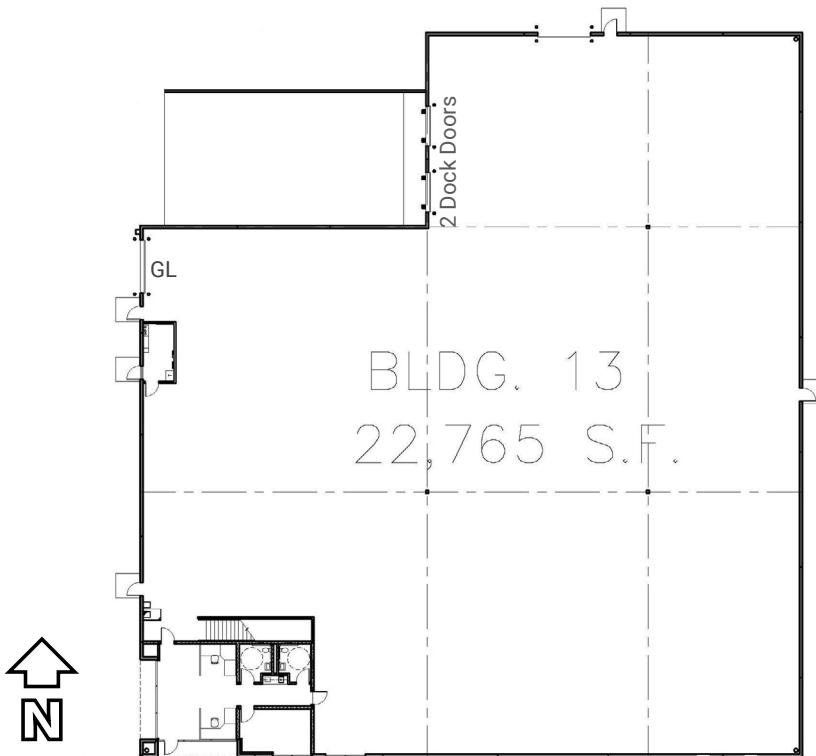
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