

CROSS-DOCK & SHOP ON 9.49± ACRES FOR LEASE

10223 Calabash Avenue, Fontana, CA 92335



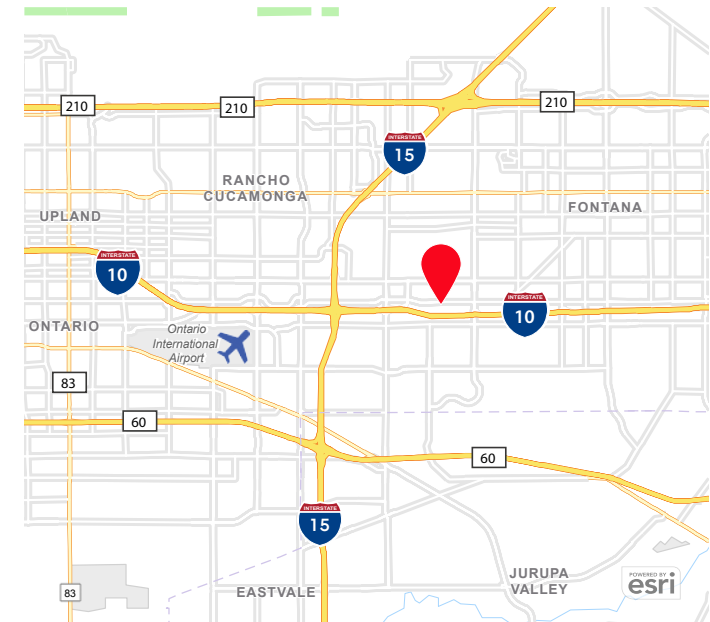
KEY ACCESS POINTS

-  1.8± Miles
-  3.1± Miles

Calabash Ave

STRATEGIC INLAND EMPIRE LOCATION

Fontana, CA offers unbeatable access, infrastructure, and opportunity. Located in the heart of the Inland Empire—America's top logistics hub—Fontana provides immediate proximity to major freeways (I-10, I-15, SR-210), rail lines, and the ports of LA and Long Beach.



Burr & Temkin
Transportation Real Estate Specialists Since 1983



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PROPERTY DETAILS

GROSS LAND AREA	9.49± Acres
TOTAL BUILDING AREA	28,284± SF
DOCK AREA	21,368± SF
LOADING POSITIONS	74 + Ramp
SHOP AREA	3,927± SF
SHOP BAYS	2 Drive-Through Bays
OFFICE AREA	2,989± SF
YARD SURFACE	Concrete & Asphalt
YARD LIGHTING	Yes
FENCING	6' Security Fencing
ON-SITE FUELING	Above Ground
ZONING	M-2 (view code)

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EXPANSION POSSIBILITIES WITH ADJACENT PARCELS

10223 CALABASH AVE, 10151 CALABASH AVE, & 13910 VALLEY BLVD, FONTANA, CA 32335

1 74 DOOR CROSS-DOCK & SHOP

10223 CALABASH AVE & 0 CALABASH AVE

28,284± SF TOTAL BUILDING

- 21,368± SF dock
- 74 loading positions
- 2,989 ± SF office
- 3,927± SF shop
- 4 bay shop (2 drive-through bays)

VIEW PROPERTY
WEBSITE

9.49± ACRES

- Asphalt yard with concrete dolly strips
- 3 rows trailer parking on east side with 1 row ready lanes (doubles)
- Electric fencing
- Zoned M1([view code](#))

2 SHOP & INDUSTRIAL OUTDOOR STORAGE

10151 CALABASH AVE, 10117 CALABASH AVE, & 13929 VALLEY BLVD

12,627± SF TOTAL BUILDING

- 11 maintenance bays

3.84± ACRES

- Concrete & gravel yard
- Perimeter fencing

VIEW PROPERTY
WEBSITE

3 INDUSTRIAL OUTDOOR STORAGE

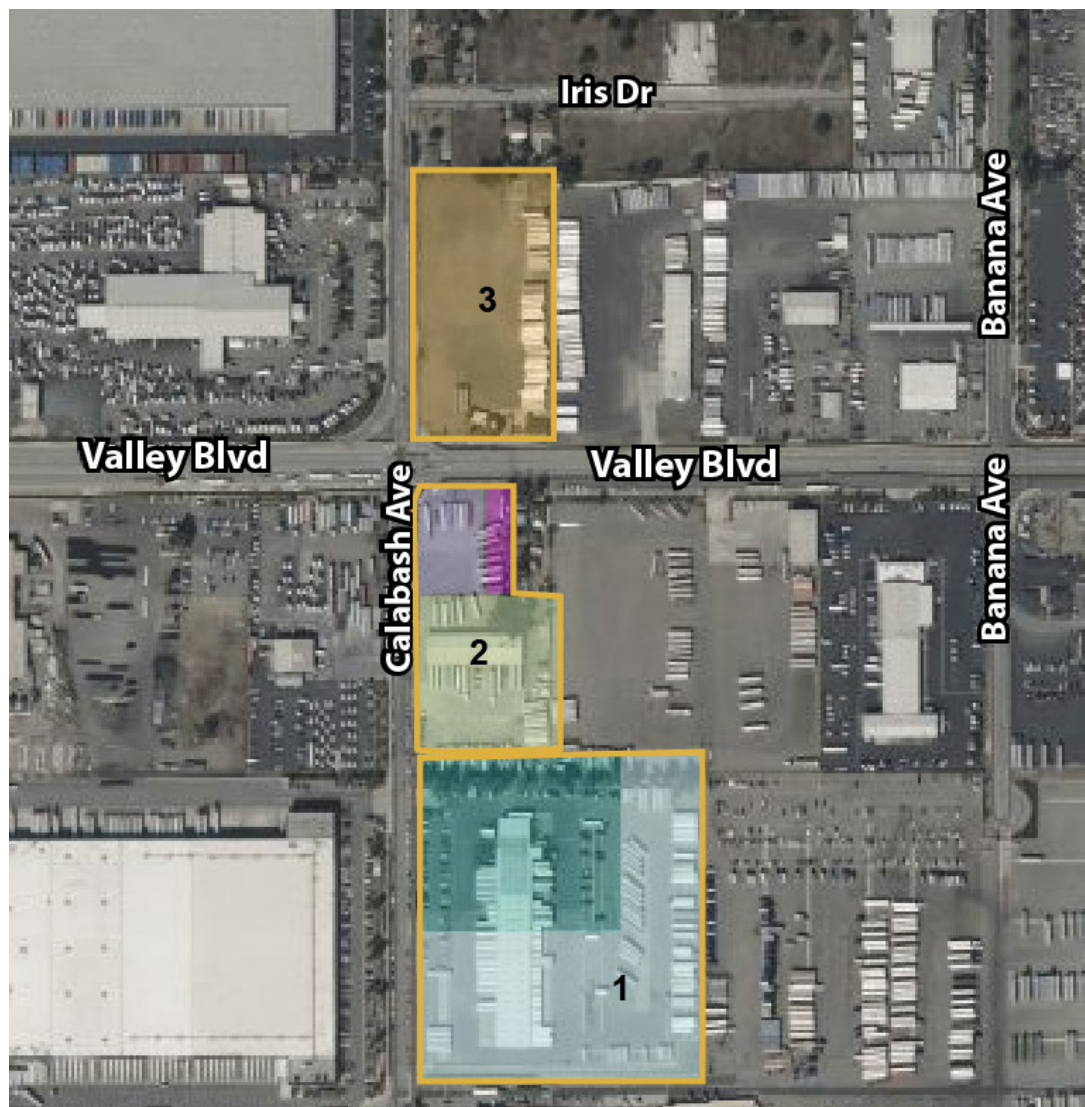
13910 VALLEY BLVD

4.04± ACRES

- Gravel yard
- Perimeter fencing

VIEW PROPERTY
WEBSITE

TOTAL ACREAGE 17.368± ACRES



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