

# 8266 Sultana Avenue FONTANA, CA



## PROPERTY DETAILS

- **±8,000 SF freestanding industrial building divided into two units:**
  - Unit A: Approximately 4,000 RSF  
300 SF office with RR  
2 Grade-level loading doors
  - Unit B: Approximately 4,000 RSF  
270 SF office with RR  
1 Grade-level loading door
- **Steel Construction**
- **± 0.55 Acre / 24,138 SF parcel**
- **16' warehouse max. clear height (verify)**
- **200 Amp power (verify)**
- **Fenced yard with two gated entrances**
- **Close proximity to 15, 10, and 210 Freeways**



**Buyer may occupy entire building, a portion, or create a leased investment.**

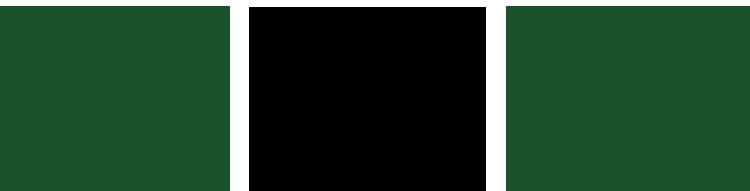
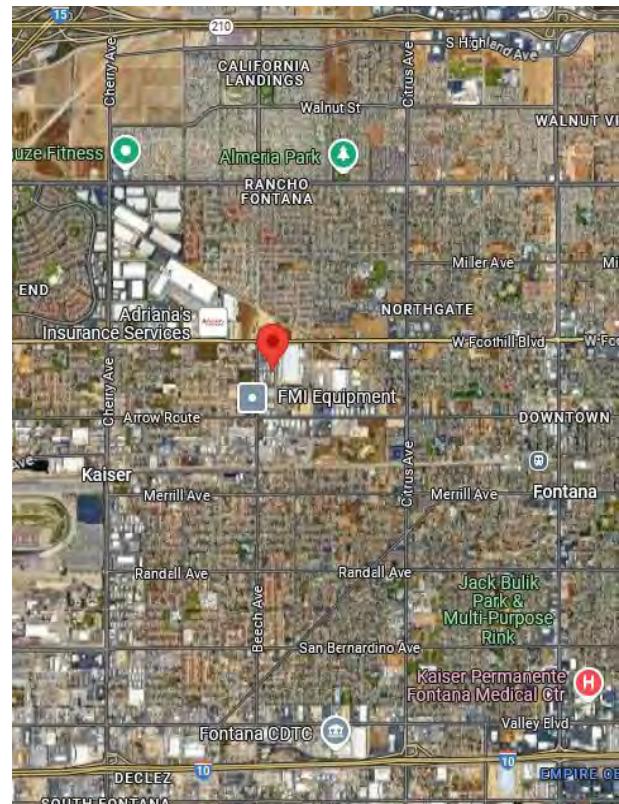


**Mike Di Peppino, Broker**  
(714) 318-9684  
[mdipeppino@logisticre.com](mailto:mdipeppino@logisticre.com)  
[logisticre.com](http://logisticre.com)  
Cal DRE #01307366

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# For Sale

Owner-User or Leased Investment Opportunity



Call Broker for more information or to make offer.

- Unincorporated San Bernardino Co. Zoning
- Fontana Mailing Address
- Low Ownership Association Fees

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[logisticre.com](http://logisticre.com)  
Cal DRE #01307366

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