

# 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.**



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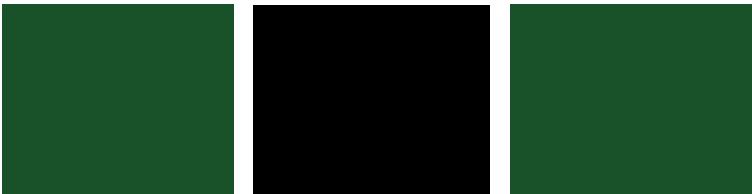
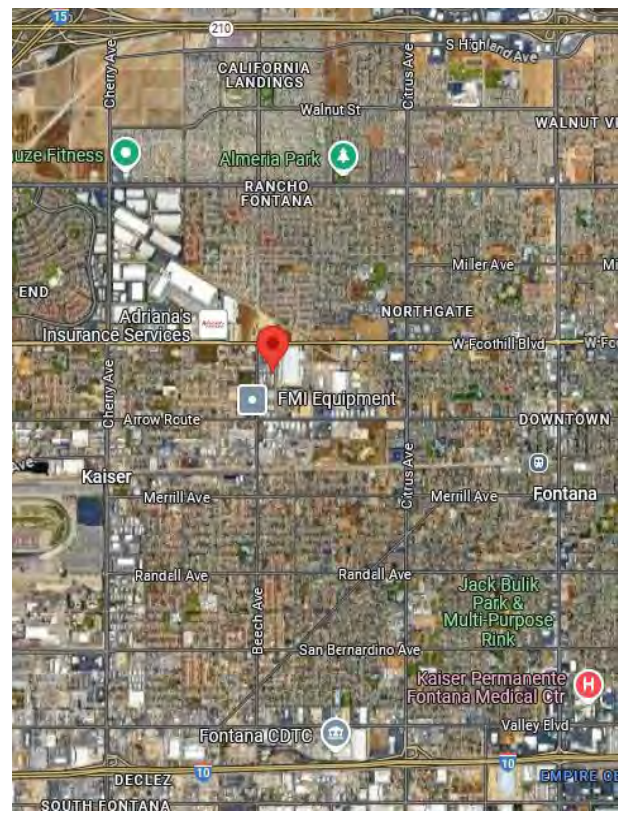
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# For Sale

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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