



**CONSTRUCTION
COMPLETE**

**FOR
LEASE/SALE**

±5,000 SF BUILDING ON ±4.77 ACRES

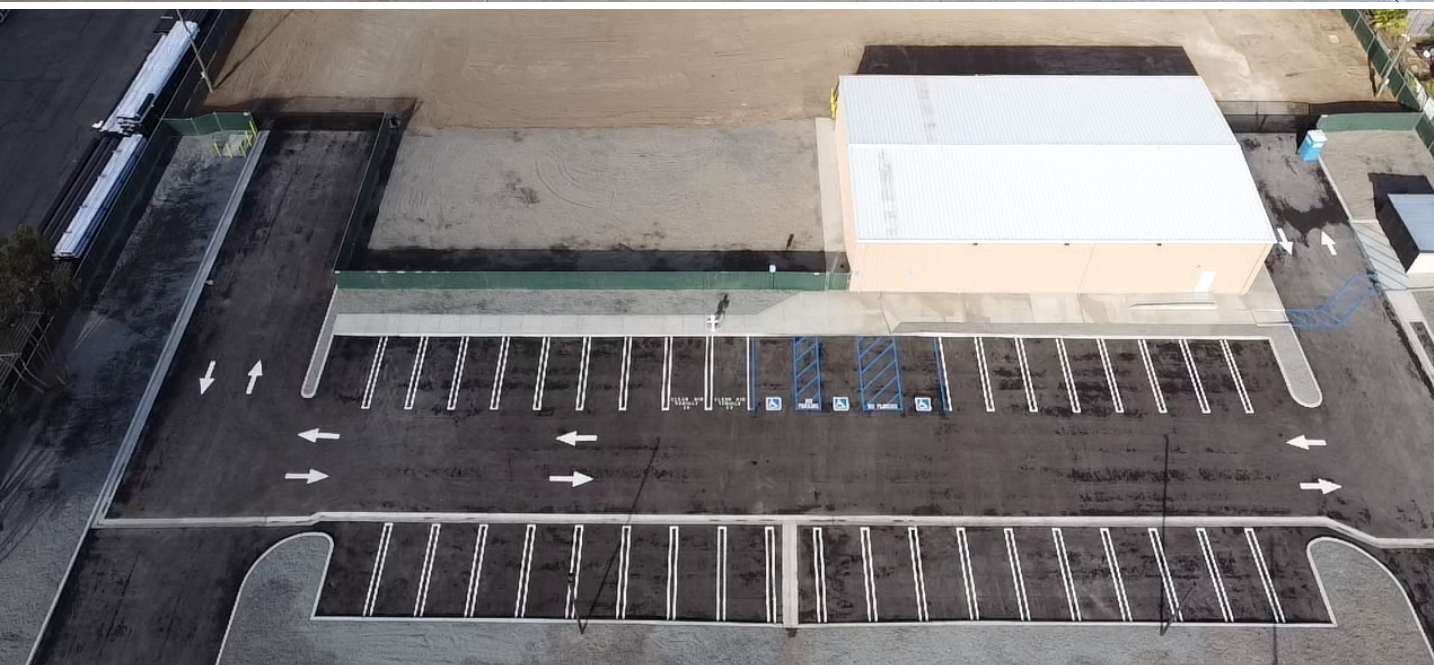
8424
COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
President & Principal
dkazanjian@lee-assoc.com
D 909.373.2929
DRE #00860886

JOHN MARTIN
Vice President & Principal
jmartin@lee-assoc.com
D 909.373.2941
DRE #01346629

CHRIS COYTE
Vice President & Principal
ccoyte@lee-assoc.com
D 909.373.2935
DRE #01017328

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO



PROPERTY HIGHLIGHTS

- $\pm 5,000$ SF Building with Office & Restroom
- Fire Sprinklers
- ± 4.77 Acres Lot
- Clear Span
- Fenced Yard Area (Lighted)
- Automatic Gates
- 2 Ground Level Doors
- 600 Amps Power
- Natural Gas
- Electric Car Chargers
- Site Dimensions-330' x 630'
- APN: 0229-082-30
- IC Zoning (Community Industrial) (Verify)
- Close Proximity to I-15, I-10, I-210 Freeways

8424 COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
dkazanjian@lee-assoc.com
D 909.373.2929
DRE #00860886

JOHN MARTIN
jmartin@lee-assoc.com
D 909.373.2941
DRE #01346629

CHRIS COYTE
ccoyle@lee-assoc.com
D 909.373.2935
DRE #01017328

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
ONTARIO



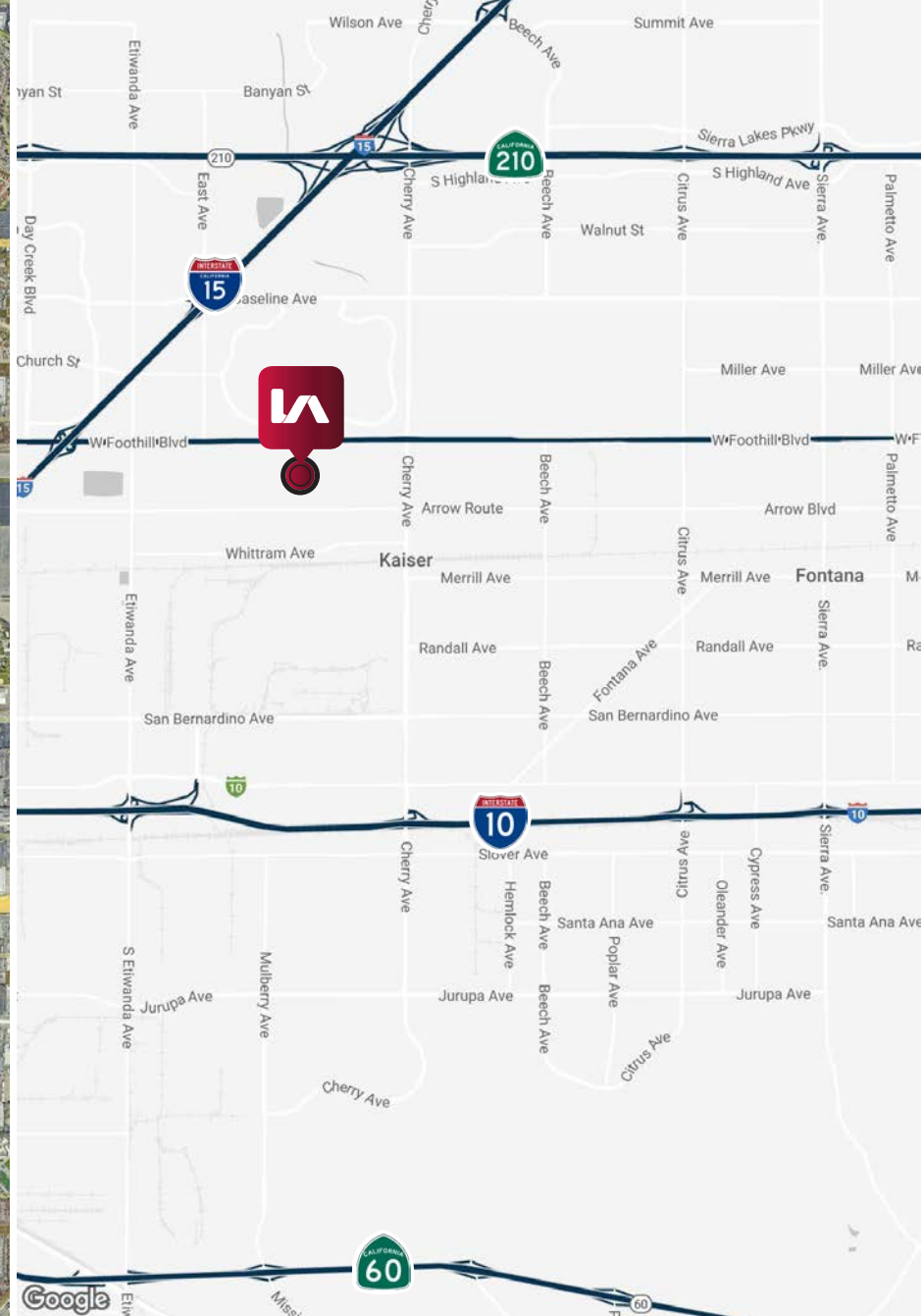
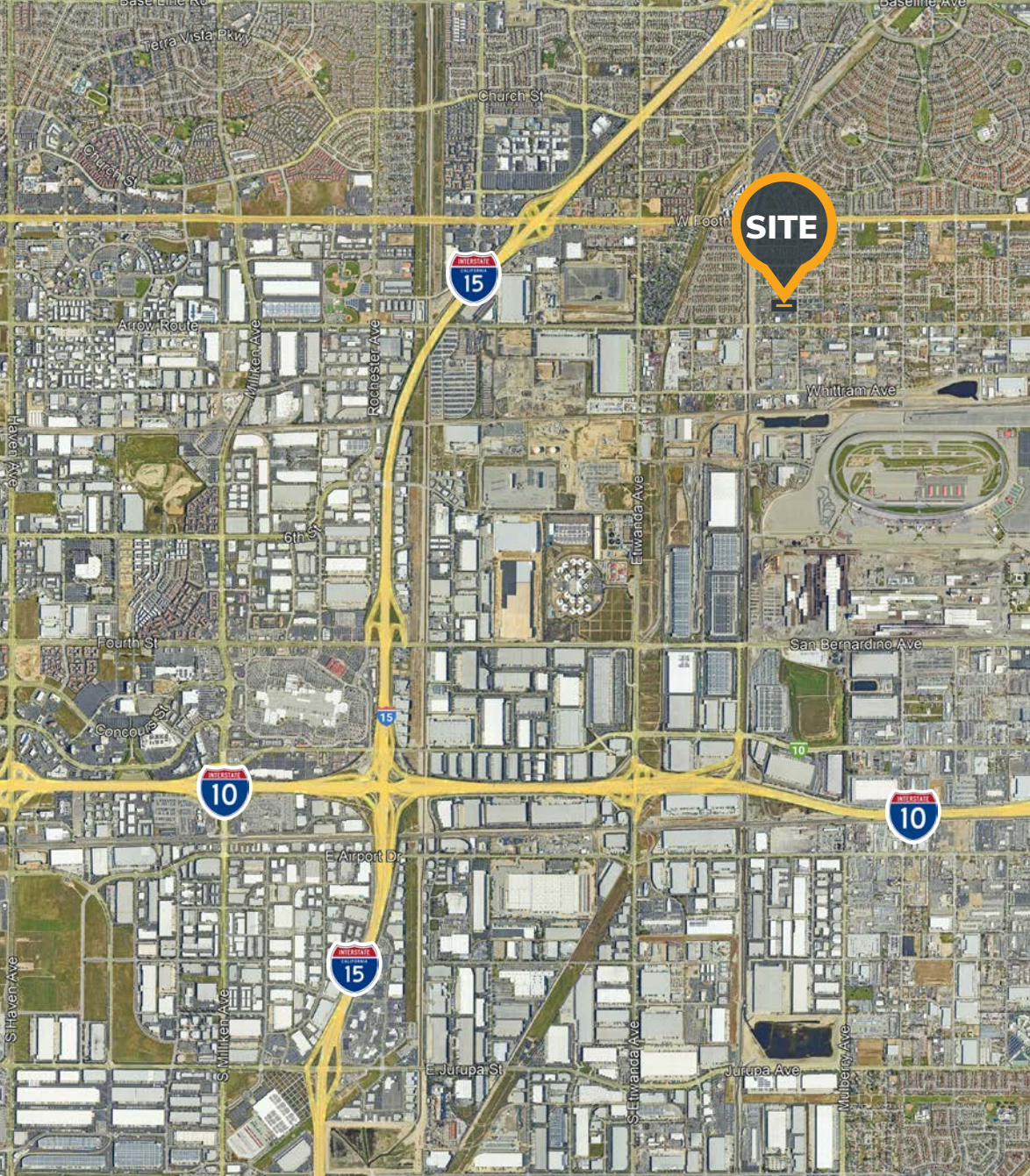
8424 COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
dkazanjian@lee-assoc.com
D 909.373.2929
DRE #00860886

JOHN MARTIN
jmartin@lee-assoc.com
D 909.373.2941
DRE #01346629

CHRIS COYTE
ccoyte@lee-assoc.com
D 909.373.2935
DRE #01017328

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
ONTARIO



8424 COTTONWOOD AVE
FONTANA, CA

DON KAZANJIAN
 dkazanjian@lee-assoc.com
 D 909.373.2929
 DRE #00860886

JOHN MARTIN
 jmartin@lee-assoc.com
 D 909.373.2941
 DRE #01346629

CHRIS COYTE
 ccoyte@lee-assoc.com
 D 909.373.2935
 DRE #01017328

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 ONTARIO

PARCEL MAP



8424 COTTONWOOD AVE
FONTANA, CA

LEE & ASSOCIATES - ONTARIO
 3535 Inland Empire Boulevard | Ontario, CA 91764
 (909) 989-7771 | lee-assoc.com
 Corporate ID: 00976995

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 ONTARIO

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.