

# INDUSTRIAL OUTDOOR STORAGE FOR LEASE ± 17,900 SF ON ±12.26 ACRES



8375 ALMERIA AVE.  
FONTANA, CA





## **± 10,000 SQUARE FOOT OFFICE BUILDING**

- **± 5,000 SQUARE FEET BUILT OUT**
- **PARTIALLY FURNISHED**
- **± 5,000 SQUARE FOOT STORAGE MEZZANINE**
- **STORAGE MEZZANINE CAN BE BUILT OUT**
- **4:1 PARKING**

RECEPTION AREA



KITCHEN



BULLPEN OFFICE



CONFERENCE ROOM





COPY ROOM



FILE STORAGE



REST ROOM



STORAGE MEZZANINE





- ± 7,900 SQUARE FOOT MAINTENANCE BUILDING
- ± 800 SQUARE FEET SHOP OFFICE/LUNCHROOM
- 20' CLEAR HEIGHT
- CLEAR SPAN BUILDING
- 2 – 16' X 18' MOTORIZED GROUND LEVEL DOORS
- 1 – 20' X 20' GROUND LEVEL DOOR



MAINTENANCE INTERIOR



MAINTENANCE INTERIOR



MAINTENANCE OFFICE



MAINTENANCE LUNCHROOM





WASH RACK

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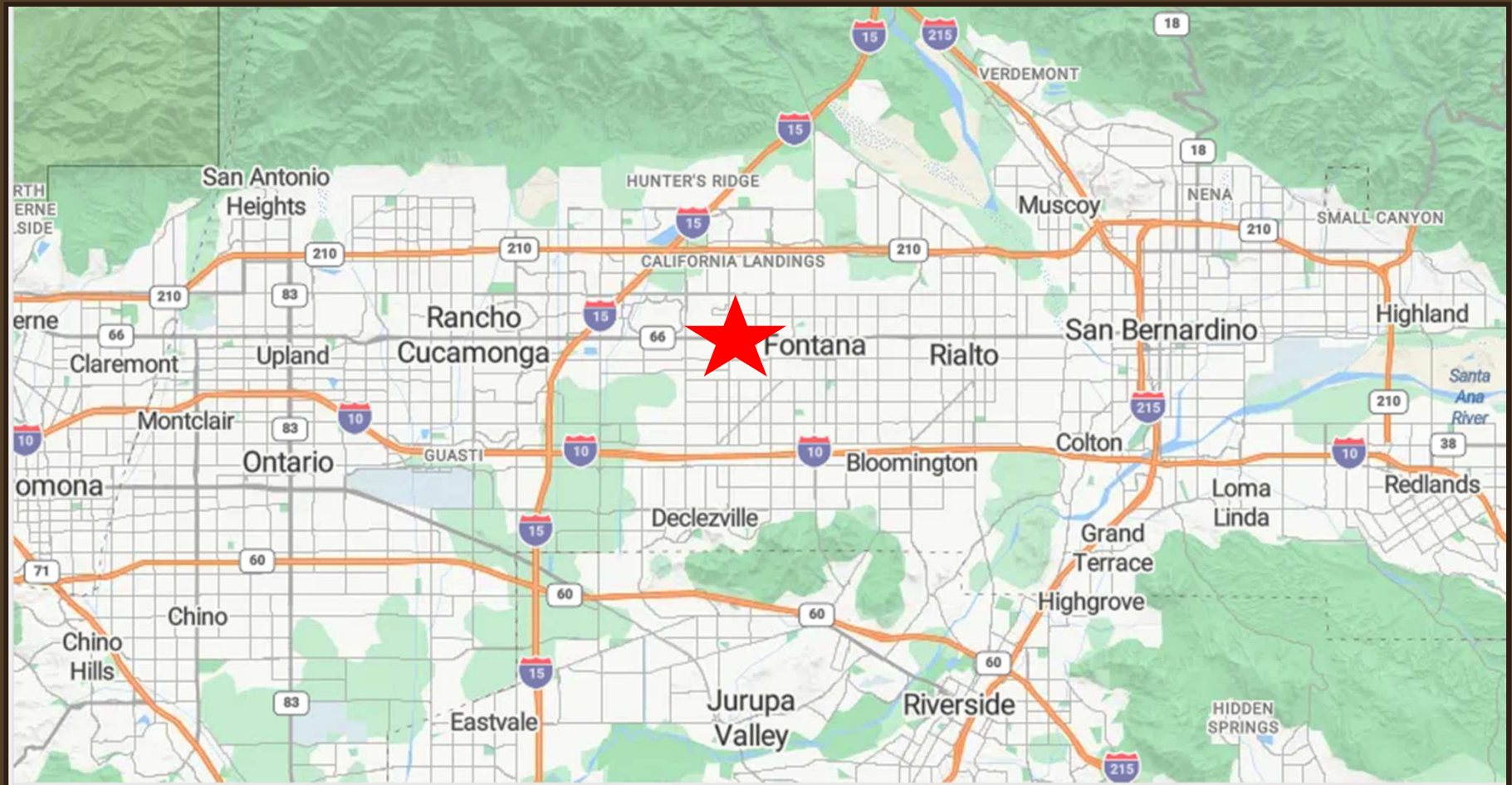




## ±12.26 ACRE INDUSTRIAL OUTDOOR STORAGE

- ZONED M2
- FENCED WITH ROCK BASE





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**Delmar**  
**COMMERCIAL**  
**REAL ESTATE SERVICES**

Buyer/tenants should have the experts of their choice inspect the property and verify all information contained herein. Real estate brokers are not qualified to act or select experts with respect to legal, tax, environmental, building construction, soils-drainage, or other such matters.