

# INDUSTRIAL OUTDOOR STORAGE FOR LEASE

$\pm$  17,900 SF ON  $\pm$  12.26 ACRES



8375 ALMERIA AVE.  
FONTANA, CA



## **$\pm$ 10,000 SQUARE FOOT OFFICE BUILDING**

- **$\pm$  5,000 SQUARE FEET BUILT OUT**
- **PARTIALLY FURNISHED**
- **$\pm$  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





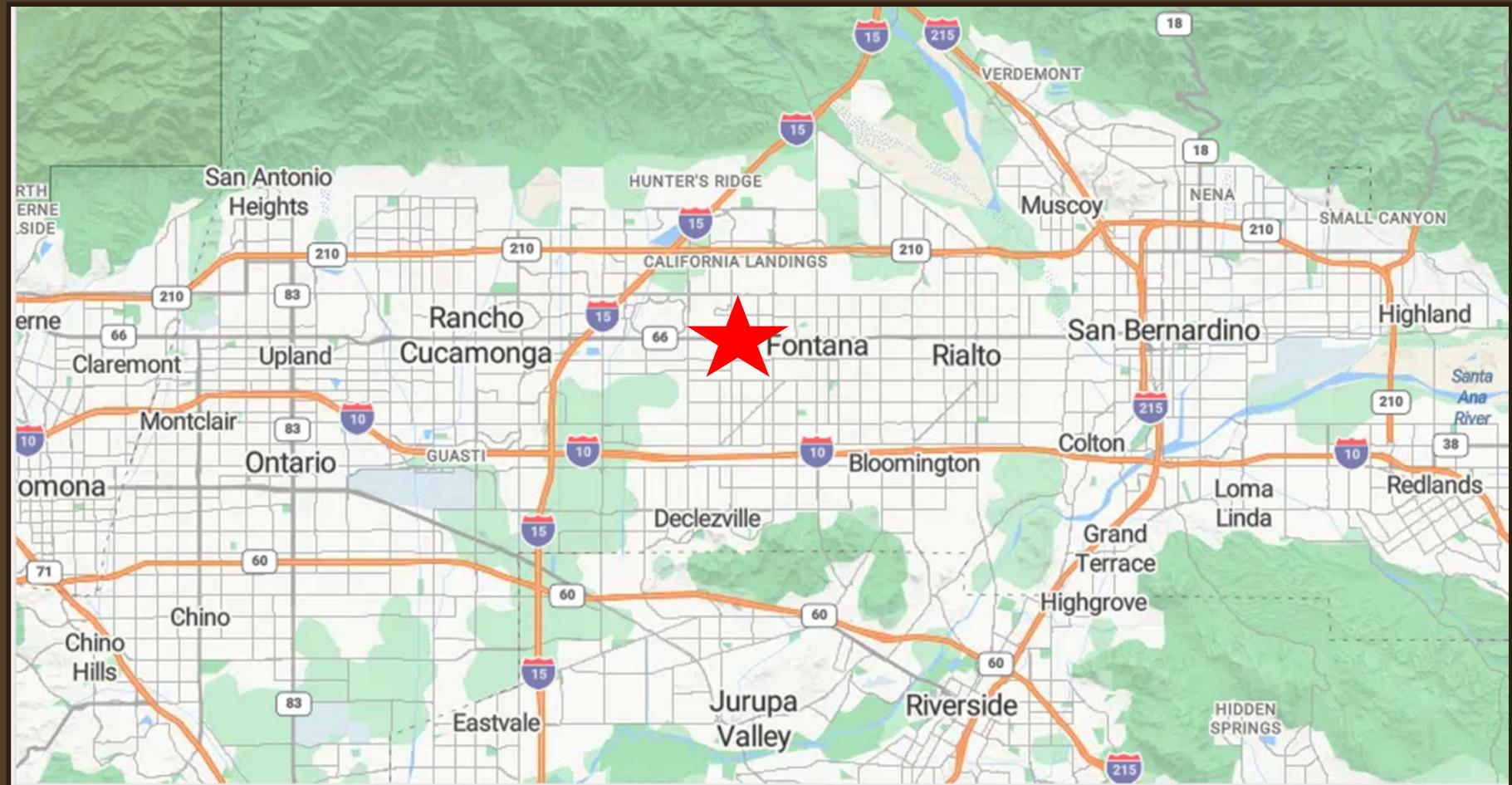
**WASH RACK**

**8375 ALMERIA AVE.  
FONTANA, CA**



## ±12.26 ACRE INDUSTRIAL OUTDOOR STORAGE

- **ZONED M2**
- **FENCED WITH ROCK BASE**



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