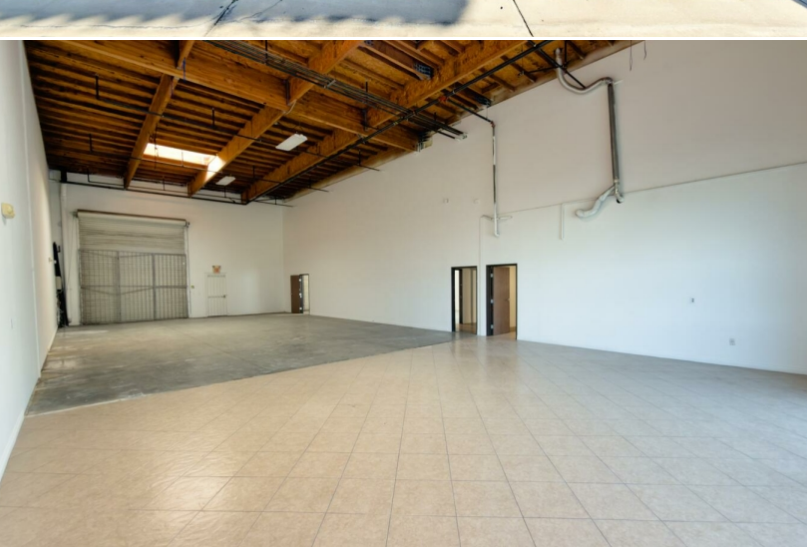


**FOR LEASE**

## Fontana Crossings

10557 JUNIPER AVE STE D FONTANA, CA 92337



## INVESTMENT SUMMARY

Excellent opportunity to lease a well-maintained, move-in ready industrial warehouse in the highly desirable Fontana Crossings Business Park. This approximately 4,424 square foot unit offers a functional layout ideal for warehousing & distribution. The warehouse offers 20-foot clear ceiling height, providing excellent vertical storage and racking potential. Two (2) ground-level roll-up doors allow for efficient receiving and distribution. Bonus, the warehouse area has a separate front door entrance in addition to access from the office area.

## PROPERTY SUMMARY

Vacant Unit	4,424 ± SF
Year Built	2006
Parcel ID	0255-271-12-0000
Zoning Type	INDUSTRIAL
County	San Bernardino
Submarket	Airport Area
Main Cross Streets	Slover & Juniper Ave

## PROPERTY HIGHLIGHTS

- The property includes a warehouse and approx. 1,100 ± SF of office comprising of reception area, two (2) restrooms, 1 private office, and a second-floor bullpen (open area) with a view.
- 20-foot clear ceiling height
- Two (2) ground-level roll-up doors
- Excellent access to I-10, I-15, and CA-210 freeways
- Power: 200 A | 277/480 V | 3 P
- Functional layout suitable for warehousing, distribution & light manufacturing.



Acreage Real Estate

15210 Central Avenue  
Chino, CA 91710

Office: 909-606-1505  
theAcreage.net

**KAVITA KAUR BHATIA**

CEO & Broker

Mobile: 909-210-1570

kavita@theacreage.net

License #: 02034779

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#D	--	\$ 1.50 SF/Mo	MG	4,424 SF	Negotiable



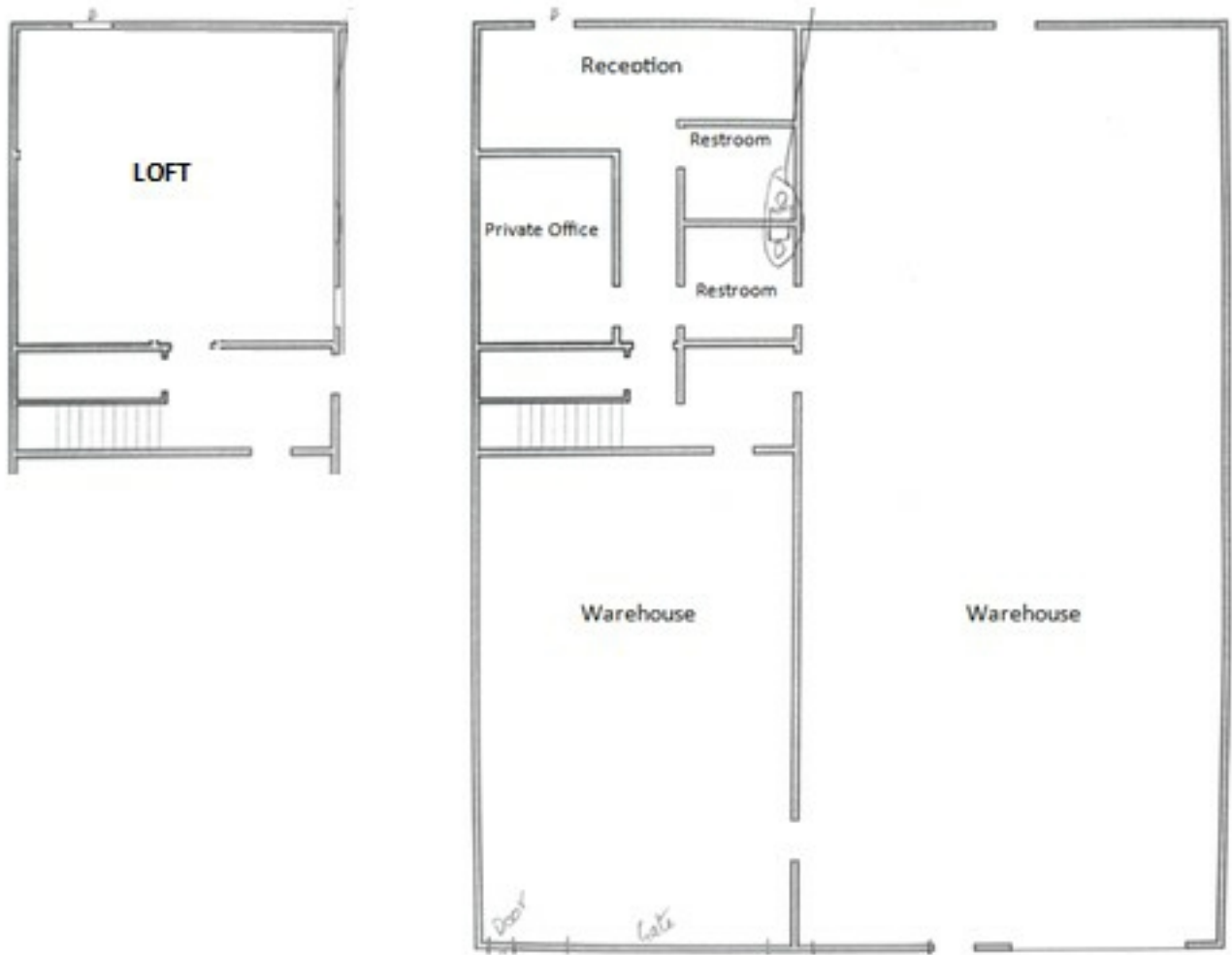
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## Floor Plan



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