

# Broker Inventory

ACS Commercial

4733 Torrance Blvd., Suite 533, Torrance, CA 90503 | 310-379-8300

## INDUSTRIAL

Property Location

| Available SF  | Rate/SF  | DH/GL     | Const Status   | Clear Height |
|---------------|----------|-----------|----------------|--------------|
| Vacant        | Price/SF | Sprinkler | Listing Status | Amps         |
| Office SF     | Bldg SF  | Yard      | Possession     | Parking      |
| Listing Notes |          |           |                |              |

[14711 Valley Blvd, Bldg 2, Unit 200](#)  
Fontana, CA 92335  
Cherry Ave/Valley Blvd



|          |            |          |           |     |                                                                                              |
|----------|------------|----------|-----------|-----|----------------------------------------------------------------------------------------------|
| 1,320 SF | \$2.78 Net | 1 / 1    | Existing  | 15' | POL 6,600 SF Building<br>Truck Facility<br>15' Clear Height<br>Large Displays On Valley Blvd |
| Yes      | NFS        | No       | Available |     |                                                                                              |
|          | 3,494 SF   | Fncd/Pvd | Now       |     |                                                                                              |

ACS Commercial - [Carl Sperber 310-379-8300](#)

Call broker **FTCF:** CB000N000S000  
**Notes:** Call Broker for Commission Information.

**Zoning/Rail:** / No **APN:** 023424102  
**Prop/Lst#:** 900084/10313250 **Mos on Mkt:** 27

[14711 Valley Blvd, Bldg 2, Unit 300](#)  
Fontana, CA 92335  
Cherry Ave/Valley Blvd



|          |            |          |           |     |                                                                                              |
|----------|------------|----------|-----------|-----|----------------------------------------------------------------------------------------------|
| 2,280 SF | \$2.78 Net | 1 / 1    | Existing  | 15' | POL 6,600 SF Building<br>Truck Facility<br>15' Clear Height<br>Large Displays On Valley Blvd |
| Yes      | NFS        | No       | Available |     |                                                                                              |
|          | 3,494 SF   | Fncd/Pvd | Now       |     |                                                                                              |

ACS Commercial - [Carl Sperber 310-379-8300](#)

Call broker **FTCF:** CB000N000S000  
**Notes:** Call Broker for Commission Information.

**Zoning/Rail:** / No **APN:** 023424102  
**Prop/Lst#:** 900084/10313251 **Mos on Mkt:** 27

[14711 Valley Blvd, Bldg 2, Unit 200/300](#)  
Fontana, CA 92335  
Cherry Ave/Valley Blvd



|          |            |          |           |     |                                                                                              |
|----------|------------|----------|-----------|-----|----------------------------------------------------------------------------------------------|
| 3,600 SF | \$2.78 Net | 2 / 2    | Existing  | 15' | POL 6,600 SF Building<br>Truck Facility<br>15' Clear Height<br>Large Displays on Valley Blvd |
| Yes      | NFS        | No       | Available |     |                                                                                              |
|          | 3,494 SF   | Fncd/Pvd | Now       |     |                                                                                              |

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Call broker **FTCF:** CB000N000S000  
**Notes:** Call Broker for Commission Information.

**Zoning/Rail:** / No **APN:** 023424102  
**Prop/Lst#:** 900084/10313246 **Mos on Mkt:** 27

## LAND

Property Location

| Available SF    | Rate/SF  | Building SF | Status | Utilities | Listing Notes |
|-----------------|----------|-------------|--------|-----------|---------------|
| Available Acres | Price/SF | Yard        | Use    |           |               |

[16580 Merrill Ave](#)  
Fontana, CA 92335  
Pepper Ave/Merrill Ave



|           |          |      |           |             |                                                                        |
|-----------|----------|------|-----------|-------------|------------------------------------------------------------------------|
| 37,550 SF | \$0.11 G | 0 SF | Available | Gas: N      | .86 Acre, (37,550 SF) Available                                        |
| 0.86 Ac   | \$18.64  | No   | Land      | Water: Y    | Zoning Allows For Restaurant, Retail Store<br>Or Auto Related Car Wash |
|           |          |      |           | Sewer: Y    | 288 Ft Of Frontage On Merrill Ave                                      |
|           |          |      |           | Electric: Y | West Of Sierra Avenue & Chaffee College                                |
|           |          |      |           | Fiber: Y    | Across From DMV                                                        |

ACS Commercial - [Carl Sperber 310-379-8300](#)

Call broker **FTCF:** CB000N000S000/AOAA **Prop/Lst#:** 878090/10310540 **Mos on Mkt:** 34  
**Notes:** Call Broker for Commission Information. Owner is Motivated to Sell or do a Build to Suit Subject to a Well Qualified Tenant.

**Zoning/Rail:** / No **APN:** 0191-262-31

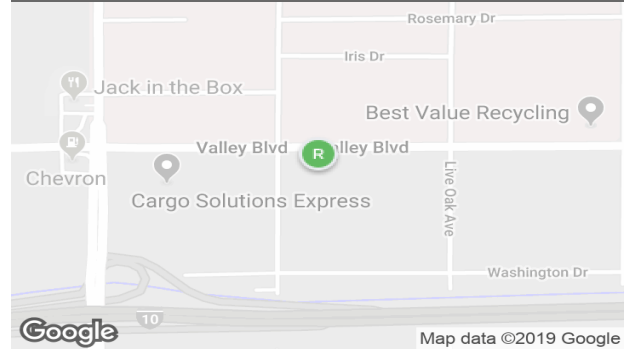
# Broker Inventory

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**14711 Valley Blvd**  
14711 Valley Blvd, Bldg 2  
Fontana, CA 92335



## PROPERTY DATA - Retail

|                        |                 |           |                            |                   |                |
|------------------------|-----------------|-----------|----------------------------|-------------------|----------------|
| Building Size          | <b>3,494 SF</b> | # Floors  | <b>1</b>                   | Construction Type |                |
| Specific Use           |                 | Elevators |                            | Sprinklered       | <b>No</b>      |
| Building Status        | <b>Existing</b> | Condo     | <b>No</b>                  | Parking           | <b>/</b>       |
| Occupancy Type         |                 | Lot Size  | <b>1.94 Ac / 84,506 SF</b> | Owner             |                |
| Year Built / Renovated | <b>/</b>        | Zoning    |                            | Market Area       | <b>IE West</b> |
| # of Units             |                 | APN       | <b>023424102</b>           | # of Buildings    | <b>1</b>       |

### Carl Sperber

ACS Commercial  
csperber@acscommercial.net  
310-379-8300

## AVAILABLE SPACE - For Lease

| Type: Suite                                                                                   | Sublease | Vacant | Avail SF | Min SF | Rate       | Date Avail |
|-----------------------------------------------------------------------------------------------|----------|--------|----------|--------|------------|------------|
| Industrial: 200                                                                               | No       | Yes    | 1,320    | 1,320  | \$2.78 Net | Now        |
| <i>POL 6,600 SF Building, Truck Facility, 15' Clear Height, Large Displays On Valley Blvd</i> |          |        |          |        |            |            |
| Industrial: 300                                                                               | No       | Yes    | 2,280    | 2,280  | \$2.78 Net | Now        |
| <i>POL 6,600 SF Building, Truck Facility, 15' Clear Height, Large Displays On Valley Blvd</i> |          |        |          |        |            |            |
| Industrial: 200/300                                                                           | No       | Yes    | 3,600    | 1,400  | \$2.78 Net | Now        |
| <i>POL 6,600 SF Building, Truck Facility, 15' Clear Height, Large Displays on Valley Blvd</i> |          |        |          |        |            |            |

## Active Listing(s) with No Current Availability

| Property Name             | Address             | City      | Owner                         | Type   | Class | Total Bldg SF | Floors |
|---------------------------|---------------------|-----------|-------------------------------|--------|-------|---------------|--------|
| 320-330 E Manchester Blvd | 320 Manchester Blvd | Inglewood | 330 Manchester Management Llc | Office | -     | 22,934        | 1      |