

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 Truck Facility 15' Clear Height 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
Listing #: 10313250

APN: 023424102
Mos on Mkt: 28

[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 Truck Facility 15' Clear Height 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
Listing #: 10313251

APN: 023424102
Mos on Mkt: 28

[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 Truck Facility 15' Clear Height 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
Listing #: 10313246

APN: 023424102
Mos on Mkt: 28

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 Or Auto Related Car Wash
				Sewer: Y	288 Ft Of Frontage On Merrill Ave
				Electric: Y	West Of Sierra Avenue & Chaffee College
				Fiber:	Across From DMV

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Call broker

FTCF: CB000N000S000/AOAA

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
Listing #: 10310540

APN: 0191-262-31
Mos on Mkt: 35

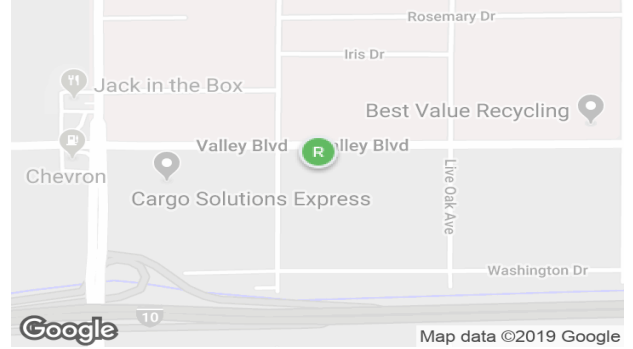
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14711 Valley Blvd
14711 Valley Blvd, Bldg 2
Fontana, CA 92335



PROPERTY DATA - Retail

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

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 E Manchester Blvd	Inglewood	330 Manchester Management Llc	OFFICE		22,934	1