

# 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  
Yes  
\$2.78 Net  
NFS  
3,494 SF  
ACS Commercial - [Carl Sperber 310-379-8300](#)

1 / 1  
No  
Fncd/Pvd  
Existing  
Available  
Now

15'  
POL 6,600 SF Building  
Truck Facility  
15' Clear Height  
Large Displays On Valley Blvd

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

**FTCF:** CB000N000S000  
**Zoning/Rail:** / No  
**Listing #:** 10313250  
**APN:** 023424102  
**Mos on Mkt:** 29

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



2,280 SF  
Yes  
\$2.78 Net  
NFS  
3,494 SF  
ACS Commercial - [Carl Sperber 310-379-8300](#)

1 / 1  
No  
Fncd/Pvd  
Existing  
Available  
Now

15'  
POL 6,600 SF Building  
Truck Facility  
15' Clear Height  
Large Displays On Valley Blvd

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

**FTCF:** CB000N000S000  
**Zoning/Rail:** / No  
**Listing #:** 10313251  
**APN:** 023424102  
**Mos on Mkt:** 29

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



3,600 SF  
Yes  
\$2.78 Net  
NFS  
3,494 SF  
ACS Commercial - [Carl Sperber 310-379-8300](#)

2 / 2  
No  
Fncd/Pvd  
Existing  
Available  
Now

15'  
POL 6,600 SF Building  
Truck Facility  
15' Clear Height  
Large Displays on Valley Blvd

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

**FTCF:** CB000N000S000  
**Zoning/Rail:** / No  
**Listing #:** 10313246  
**APN:** 023424102  
**Mos on Mkt:** 29

## 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  
0.86 Ac  
\$0.11 G  
\$18.64  
0 SF  
No  
Land  
ACS Commercial - [Carl Sperber 310-379-8300](#)

Gas: N  
Water: Y  
Sewer: Y  
Electric: Y  
Fiber:

.86 Acre, (37,550 SF) Available  
Zoning Allows For Restaurant, Retail Store  
Or Auto Related Car Wash  
288 Ft Of Frontage On Merrill Ave  
West Of Sierra Avenue & Chaffee College  
Across From DMV

Call broker  
**Notes:** Call Broker for Commission Information. Owner is Motivated to Sell or do a Build to Suit Subject to a Well Qualified Tenant.

**FTCF:** CB000N000S000/AOAA  
**Zoning/Rail:** / No  
**Listing #:** 10310540  
**APN:** 0191-262-31  
**Mos on Mkt:** 36

[SE of Live Oak Ave & Village Dr](#)  
Fontana, CA 92337



1,177,862 SF  
27.04 Ac  
NFL  
\$1.87  
0 SF  
Yes  
Land  
ACS Commercial - [Carl Sperber 310-379-8300](#)

Gas:  
Water:  
Sewer:  
Electric:  
Fiber:

±27.3 Acres Available  
Zoned for Single Family Residential Uses  
Great Access to the 10, 60, and 15 Freeways  
Raw Land for Residential Development

Call broker  
**Notes:** Call broker for commission information.

**FTCF:** CB000N000S000  
**Zoning/Rail:** RSF /  
**Listing #:** 20951591  
**APN:** 023741114  
**Mos on Mkt:** 0

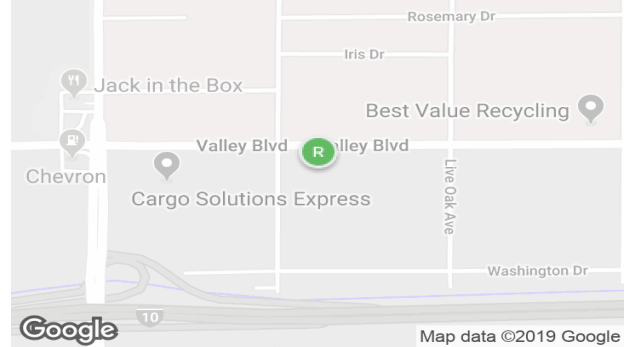
# Broker Inventory

ACS Commercial

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



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