

# 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		
	3,600 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:** 34

[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		
	3,600 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 #:** 10313251

**APN:** 023424102  
**Mos on Mkt:** 34

[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		
	3,600 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 #:** 10313246

**APN:** 023424102  
**Mos on Mkt:** 34

## 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	NFL	0 SF	Available	Gas: N	.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
0.86 Ac	\$18.64	No	Land	Water: Y	
				Sewer: Y	
				Electric:	
				Fiber:	

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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 #:** 10313365

**APN:** 0191-262-31  
**Mos on Mkt:** 41

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



37,550 SF	\$0.11 G	0 SF	Available	Gas:	.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
0.86 Ac	NFS	No	Land	Water: Y	
				Sewer: Y	
				Electric:	
				Fiber:	

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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:** /  
**Listing #:** 10310540

**APN:** 0191-262-31  
**Mos on Mkt:** 41

# Broker Inventory

ACS Commercial

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

## LAND

Property Location

Available SF

Available Acres

1,177,862 SF

27.04 Ac

Rate/SF

Price/SF

NFL

\$1.87

Building SF

Yard

0 SF

Yes

Status

Use

Available

Land

Utilities

Gas:

Water:

Sewer:

Electric:

Fiber:

Listing Notes

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

SE of Live Oak Ave & Village Dr  
Fontana, CA 92337

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



Call broker

Notes: Call broker for commission information.

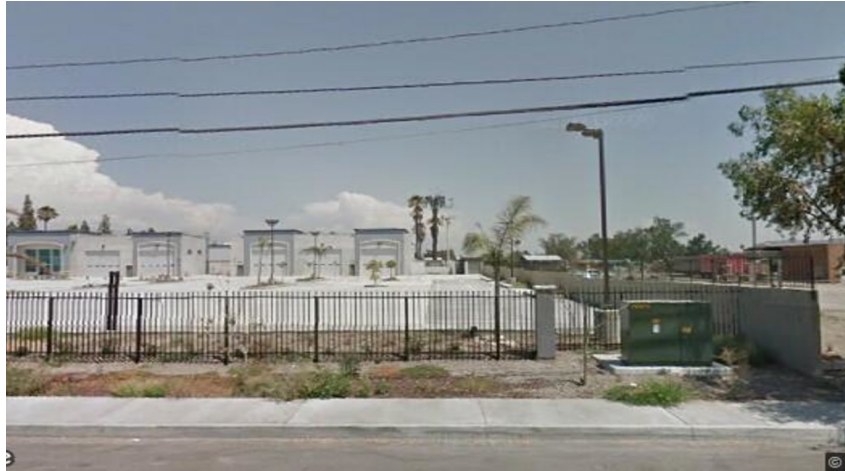
FTCF: CB000N000S000

Zoning/Rail: RSF /

Listing #: 20951591

APN: 023741114

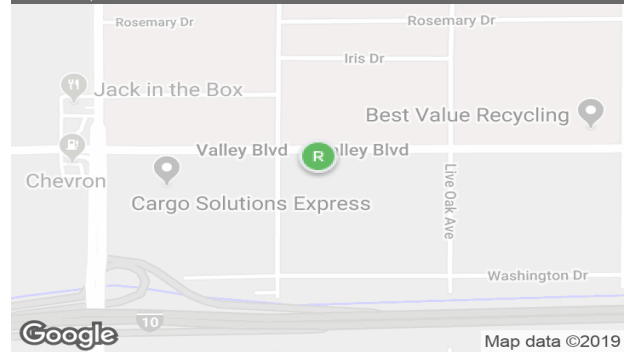
Mos on Mkt: 5



14711 Valley Blvd

14711 Valley Blvd, Bldg 2

Fontana, CA 92335



## PROPERTY DATA - Retail

Building Size	3,600 SF	# Floors	1	Construction Type	
Specific Use		Elevators		Sprinklered	No
Building Status	Existing	Condo	No	Parking	/
Occupancy Type	Multi-Tenant	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](mailto: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

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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