




Broker Inventory


ACS Commercial


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

INDUSTRIAL	Available SF	Rate/SF	DH/GL	Const Status	Clear Height		
Property Location	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 3,600 SF	1 / 1 No Fncd/Pvd	Existing Available Now	15'	POL 6,600 SF Building Truck Facility 15' Clear Height Large Displays On Valley Blvd	
	ACS Commercial - Carl Sperber 310-379-8300			Zoning/Rail: M-1 / No Listing #: 10313250		APN: 023424102 Mos on Mkt: 39	
Call broker		FTCF: CB000N000S000		Notes: Call Broker for Commission Information.			

14711 Valley Blvd, Bldg 2, Unit 300 Fontana, CA 92335 Cherry Ave/Valley Blvd	2,280 SF Yes	\$2.78 Net NFS 3,600 SF	1 / 1 No Fncd/Pvd	Existing Available Now	15'	POL 6,600 SF Building Truck Facility 15' Clear Height Large Displays On Valley Blvd	
	ACS Commercial - Carl Sperber 310-379-8300			Zoning/Rail: M-1 / No Listing #: 10313251		APN: 023424102 Mos on Mkt: 39	
Call broker		FTCF: CB000N000S000		Notes: Call Broker for Commission Information.			

14711 Valley Blvd, Bldg 2, Unit 200/300 Fontana, CA 92335 Cherry Ave/Valley Blvd	3,600 SF Yes	\$2.78 Net NFS 3,600 SF	2 / 2 No Fncd/Pvd	Existing Available Now	15'	POL 6,600 SF Building Truck Facility 15' Clear Height Large Displays on Valley Blvd	
	ACS Commercial - Carl Sperber 310-379-8300			Zoning/Rail: M-1 / No Listing #: 10313246		APN: 023424102 Mos on Mkt: 39	
Call broker		FTCF: CB000N000S000		Notes: Call Broker for Commission Information.			

LAND	Available SF	Rate/SF	Building SF	Status			
Property Location	Available Acres	Price/SF	Yard	Use	Utilities	Listing Notes	
	Divisible SF	Total Price	Rail	Zoning			
16580 Merrill Ave Fontana, CA 92335 Pepper Ave/Merrill Ave	37,550 SF 0.86 Ac No	NFL \$18.64 \$700,000	0 SF No No	Available	Gas: N Water: Y Sewer: Y Electric: 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	
	ACS Commercial - Carl Sperber 310-379-8300			Zoning/Rail: / No Listing #: 10313365		APN: 0191-262-31 Mos on Mkt: 46	
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.			

16580 Merrill Ave Fontana, CA 92335 Pepper Ave/Merrill Ave	37,550 SF 0.86 Ac 37,550 SF	\$0.11 G NFS TBD	0 SF No	Available	Gas: Water: Y Sewer: Y Electric: 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	
	ACS Commercial - Carl Sperber 310-379-8300			Zoning/Rail: / Listing #: 10310540		APN: 0191-262-31 Mos on Mkt: 46	
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.			

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LAND

Property Location

Available SF
Available Acres
Divisible SF

Rate/SF
Price/SF
Total Price

Building SF
Yard
Rail

Status
Use
Zoning

Utilities

Listing Notes

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

1,177,862 SF
27.04 Ac
No

NFL
\$1.87
\$2,200,000

0 SF
Yes

Available
RSF

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

Gas: ±27.3 Acres Available
Water: Zoned for Single Family Residential Uses
Sewer: Great Access to the 10, 60, and 15 Freeways
Electric: Raw Land for Residential Development
Fiber:



Call broker
Notes: Call broker for commission information.

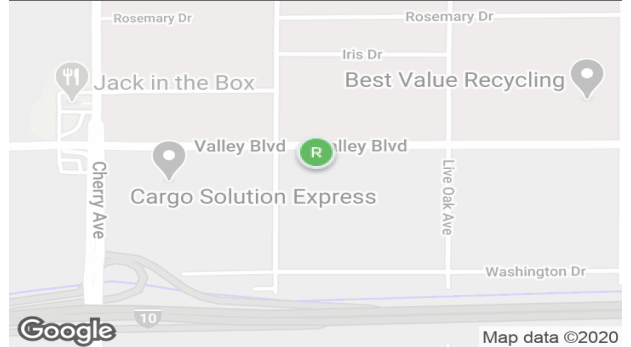
FTCF: CB000N000S000

Zoning/Rail: RSF /
Listing #: 20951591

APN: 023741114
Mos on Mkt: 10



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	No	Sprinklered	No
Building Status	Existing	Condo	No	Parking	/
Occupancy Type	Multi-Tenant	Lot Size	1.94 Ac / 84,506 SF	Owner	
Year Built / Renovated	2016 /	Zoning	M-1	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>						