




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: 46	
	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: 46	
	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: 46	
	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: 53	
	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: 53	
	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.			

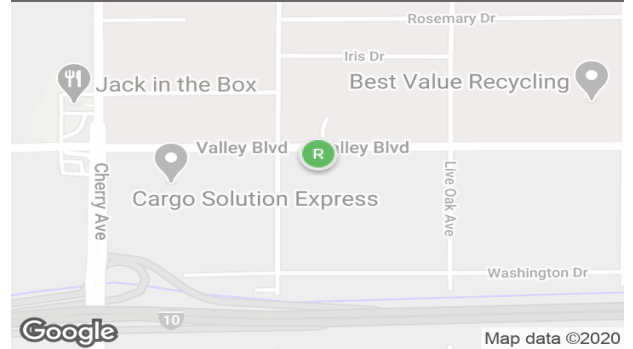
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14711 Valley Blvd
 14711 Valley Blvd, Bldg 2
 Fontana, CA 92335



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>						

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.