

# 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](tel:310-379-8300)



Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** M-1 / No **APN:** 023424102  
**Listing #:** 10313250 **Mos on Mkt:** 50  
**Notes:** Call broker for commission information.

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		

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Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** M-1 / No **APN:** 023424102  
**Listing #:** 10313251 **Mos on Mkt:** 50  
**Notes:** Call broker for commission information.

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		

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Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** M-1 / No **APN:** 023424102  
**Listing #:** 10313246 **Mos on Mkt:** 50  
**Notes:** Call broker for commission information.

## LAND

Property Location

Available SF	Rate/SF	Building SF	Status			
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	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		Water: Y	
No	\$700,000	No		Sewer: Y	
				Electric:	
				Fiber:	

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



Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** / No **APN:** 0191-262-31  
**Listing #:** 10313365 **Mos on Mkt:** 57  
**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	\$0.11 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		Water: Y	
37,550 SF	TBD			Sewer: Y	
				Electric:	
				Fiber:	

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



Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** / **APN:** 0191-262-31  
**Listing #:** 10310540 **Mos on Mkt:** 57  
**Notes:** Call broker for commission information. Owner is Motivated to Sell or do a Build to Suit Subject to a Well Qualified Tenant.

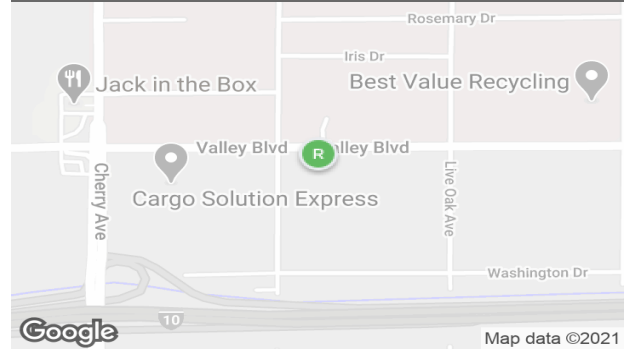
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**14711 Valley Blvd**  
 14711 Valley Blvd, Bldg 2  
 Fontana, CA 92335



## PROPERTY DATA - Retail

Building Size	<b>3,600 SF</b>	# Floors	<b>1</b>	Construction Type	
Specific Use		Elevators	<b>No</b>	Sprinklered	<b>No</b>
Building Status	<b>Existing</b>	Condo	<b>No</b>	Parking	<b>/</b>
Occupancy Type	<b>Multi-Tenant</b>	Lot Size	<b>1.94 Ac / 84,506 SF</b>	Owner	
Year Built / Renovated	<b>2016 /</b>	Zoning	<b>M-1</b>	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>						

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.