

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/AOAA **Zoning/Rail:** M-1 / No **APN:** 023424102
Listing #: 10313250 **Mos on Mkt:** 54
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		
ACS Commercial - Carl Sperber 310-379-8300					

Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** M-1 / No **APN:** 023424102
Listing #: 10313251 **Mos on Mkt:** 54
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		
ACS Commercial - Carl Sperber 310-379-8300					

Call broker **FTCF:** CB000N000S000/AOAA **Zoning/Rail:** M-1 / No **APN:** 023424102
Listing #: 10313246 **Mos on Mkt:** 54
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			

[Chateau Way](#)
Barstow, CA 92311
Chateau Way/Armory Rd



337,590 SF	NFL	0 SF	Available	Gas:	Residential development plans were submitted and approved by planning for 44 lots on 7/11/2005. However, the development was never started, and the plans expired. The land is basically flat and residential developed housing tracts are on three sides of this property. Shopping, Walmart, schools, freeways I-15 and I-40 are within minutes away.
7.75 Ac	\$0.87		Residential	Water:	
No	\$295,000			Sewer:	
ACS Commercial - Carl Sperber 310-379-8300				Electric:	
View with discretion				Fiber:	

FTCF: **Zoning/Rail:** Residential / **APN:** 042421729
Listing #: 25536878 **Mos on Mkt:** 4
Notes: Call me for more information.

[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	
ACS Commercial - Carl Sperber 310-379-8300				Electric:	
Call broker				Fiber:	
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 **APN:** 0191-262-31
Listing #: 10313365 **Mos on Mkt:** 61

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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

[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:

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



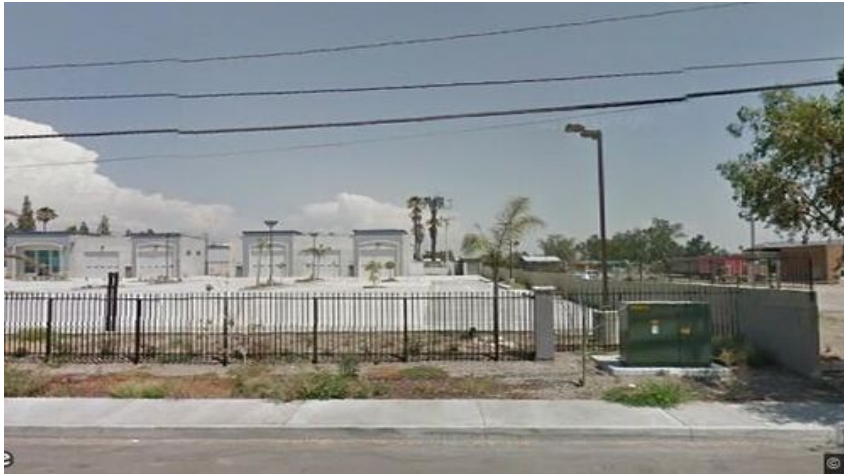
Call broker

FTCF: CB000N000S000/AOAA

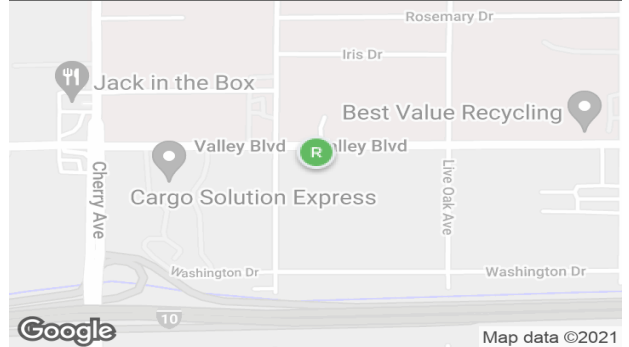
Zoning/Rail: /
Listing #: 10310540

APN: 0191-262-31
Mos on Mkt: 61

Notes: Call broker for commission information. Owner is Motivated to Sell or do a Build to Suit Subject to a Well Qualified Tenant.



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>						