

Profile 1 of 1

**Summary (68906)**

**8588 Beech Ave.  
Fontana, CA 92335**

<b>Business Park:</b>	Contractor's Yard
<b>County:</b>	San Bernardino
<b>Market:</b>	West Valley
<b>Sub Market:</b>	Fontana
<b>Property Near:</b>	Beech Ave. & Arrow Hwy.
<b>Land Size (Acres)</b>	7.44 Acres
<b>Available SF:</b>	5,000 SF
<b>Building SF:</b>	5,000 SF
<b>Industrial SF:</b>	3,750 SF
<b>Office SF:</b>	1,250 SF

**Building**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Other
<b>ConstructionType:</b>	MTL
<b>Ceiling Ht:</b>	16' (Min)

**Utilities**

<b>Power:</b>	400 a 3 p
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**Site**

<b>Land SF:</b>	324,086 SF
<b>Parcel Number:</b>	0232-121-57-0000
<b>Zoning:</b>	IC

**Crane**
**General Listing/Transaction Information**

<b>Asking Rate:</b>	GRS Per Month
<b>Transaction Type:</b>	Lease
<b>Vacancy Type:</b>	Direct
<b>Occupancy Type:</b>	Vacant

**Parking**
**Loading & Doors**

<b># GL/DID:</b>	3
<b>GL/DID Dim. (H x W)</b>	12x15
<b>Total Doors:</b>	3

**Contacts**

<b>Listing Broker(s)</b>	Jonathan Pauls Lee & Associates - Riverside 951.276.3643 jpauls@lee-associates.com
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**Comments**

**Listing Comments:** Asking Rate: \$48,000/Mo. Divisible Building With Additional 5,000 SF Canopy Space. Trucking Uses Allowed. Fenced & Paved Yard. 3 Over-Sized GL Doors. Close Proximity to I-10, I-15 & I-210 Freeways.