

10/30/2018

Profile 1 of 1

Summary (71413)

**16310 & 16320 Slover
Ave.
Fontana, CA 92337**

County:	San Bernardino
Market:	West Valley
Sub Market:	Fontana
Property Near:	NEQ Slover Ave. & Oleander Ave.
Land Size (Acres)	0.96 Acres
Available SF:	10,020 SF
Building SF:	8,100 SF
Industrial SF:	8,240 SF
Office SF:	1,780 SF

Building

Construction Status:	Planned
Primary Use:	Ind - Automotive
ConstructionType:	BLK
Sprinkler:	Yes
Ceiling Ht:	16' (Min)

Utilities

Power:	600 a
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Site

Land SF:	83,696 SF
Parcel Number:	0251-164-26 & 27-0000
Zoning:	M-1

Crane
General Listing/Transaction Information

Asking Price:	\$4,500,000.00 \$449.10 Per SF
Asking Rate:	GRS Per Month
Transaction Type:	Lease/Sale
Vacancy Type:	Direct

Parking

Parking Ratio:	2.00
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Loading & Doors

# GL/DID:	5
Total Doors:	5

Contacts

Listing Broker(s)	Jonathan Pauls Lee & Associates - Riverside 951.276.3643 jpauls@lee-associates.com Keith Jones Lee & Associates - Riverside 951.823.3645 keith.jones@lee-associates.com
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Comments

Property Comments: No CUP Required. Water Clarifier (Sand/Oil Separator). Concrete Paved & Secured Yard. On Signalized Corner. Near the I-10 Freeway.

Listing Comments: Planned 8,100 SF & U/C 1,920 SF City Approved For Vehicle Sales & Repair. Available Individually or Combined. Asking Lease Rate: \$45,000/Month.