

# 15363 Arrow Route

**IOS Yard or Build-to-Suit  
for Lease or Sale**  
Fontana, CA 92335



## TRAILER STORAGE YARD – IMMEDIATE POSSESSION

### PROPERTY HIGHLIGHTS

- » ±4 AC (divisible)
- » Minor-use permit for trailer storage
- » Fenced and secured
- » Asking Rate: \$0.42 per LSF gross
- » 4% coop fee
- » Site is fully entitled for a ±74,970 SF Class A warehouse facility
- » Owner will consider build-to-suit for lease or sale



M2 Zoning



Close proximity to 10 & 15 freeways



Multiple access points

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Owned By

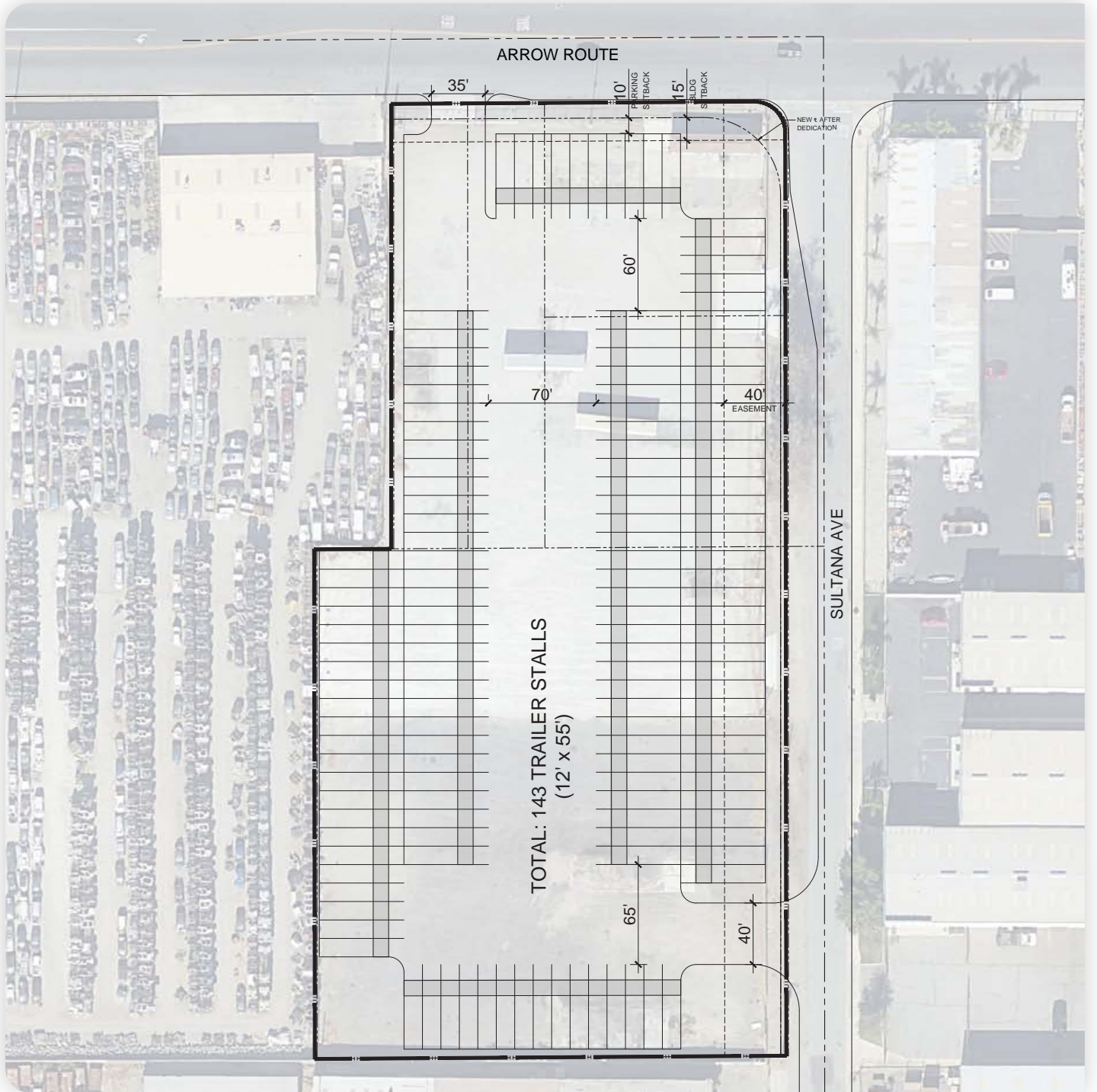


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**NEWMARK**

## Yard Site Plan





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# CONCEPT DESIGN



NEWMARK



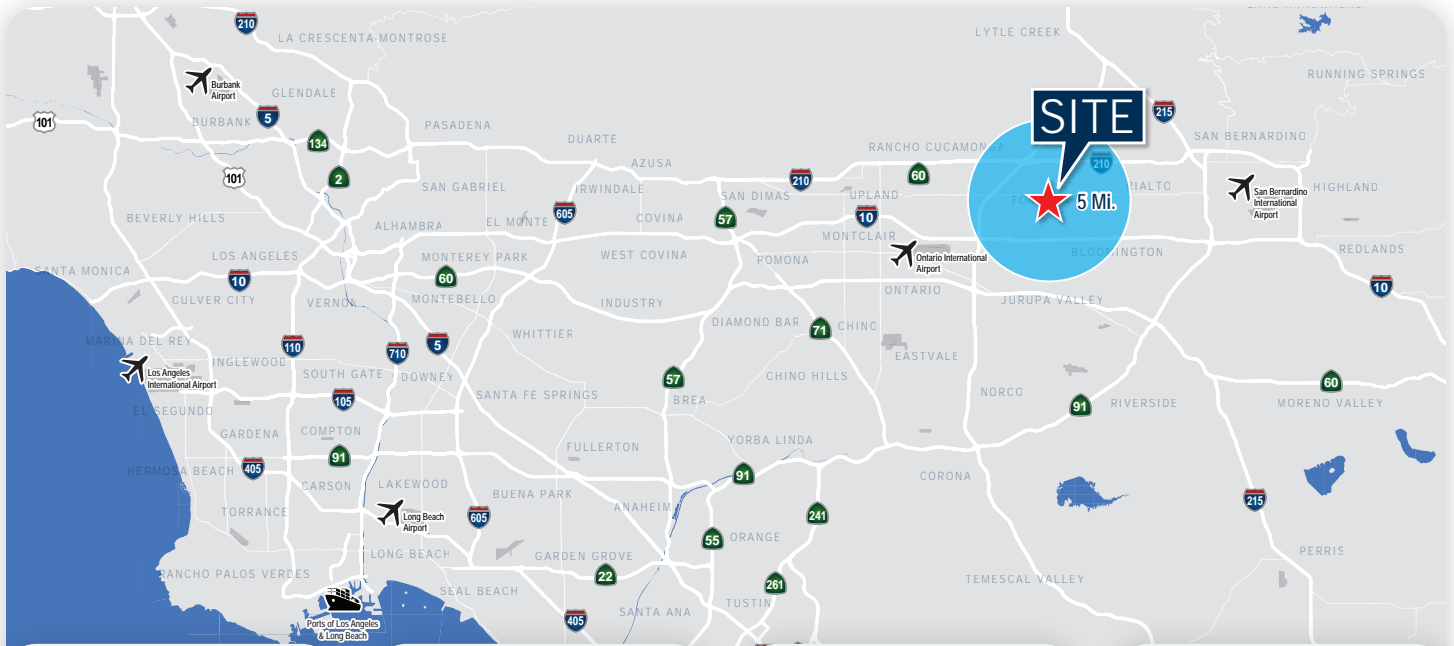
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TO THE PORTS OF LONG BEACH

**67.9**  
MILES



TO SAN BERNARDINO INT. AIRPORT (SBD)

**18.1**  
MILES



TO LOS ANGELES INT. AIRPORT (LAX)

**68.0**  
MILES



TO ONTARIO INT. AIRPORT (ONT)

**8.8**  
MILES

	3-Mile Radius	5-Miles Radius
2023 Total Population	99,202	330,972
2023 Daytime Population Age 16 Years or Over	50,993	169,734
2023 Households	24,876	87,693
2023 Owner Occupied Homes	44.8%	63.3%
2023 Median Household Income	\$72,162	\$99,301
2023 Owner-Occupied Median Home Value	\$374,074	\$466,650
2023 Per Capita Income	\$23,947	\$34,181
2023 Median Age	30.2	31.7
2023 Average Household Income	\$95,378	\$128,417
2023 Population by Race (Asian)	3.3%	9.1%
2023 Education Attainment Bachelor Degree Only	9.3%	15.1%
2023 Marital Status (Currently Married)	38.3%	42.6%
2023 Labor Population Age 16 Years or Over	73,869	249,956

# LOCATION HIGHLIGHTS



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# ABOUT THE OWNER



## 40 YEARS OF EXPERIENCE INVESTING ACROSS THE WEST COAST

**Staley Point Capital** is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle, and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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