

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
- » 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
- » Asking: \$0.35 per Land SF
- » Basis: Industrial Gross



M2 Zoning



Close proximity to 10 & 15 freeways



Multiple access points

TOM HOLLAND

Kidder Mathews
EVP, Shareholder
323.270.8456
tom.holland@kidder.com
License 01186709

STEVE SPRENGER

Newmark
Vice Chairman
909.974.4078
steve.sprenger@nrmk.com
License 01202806

Owned By

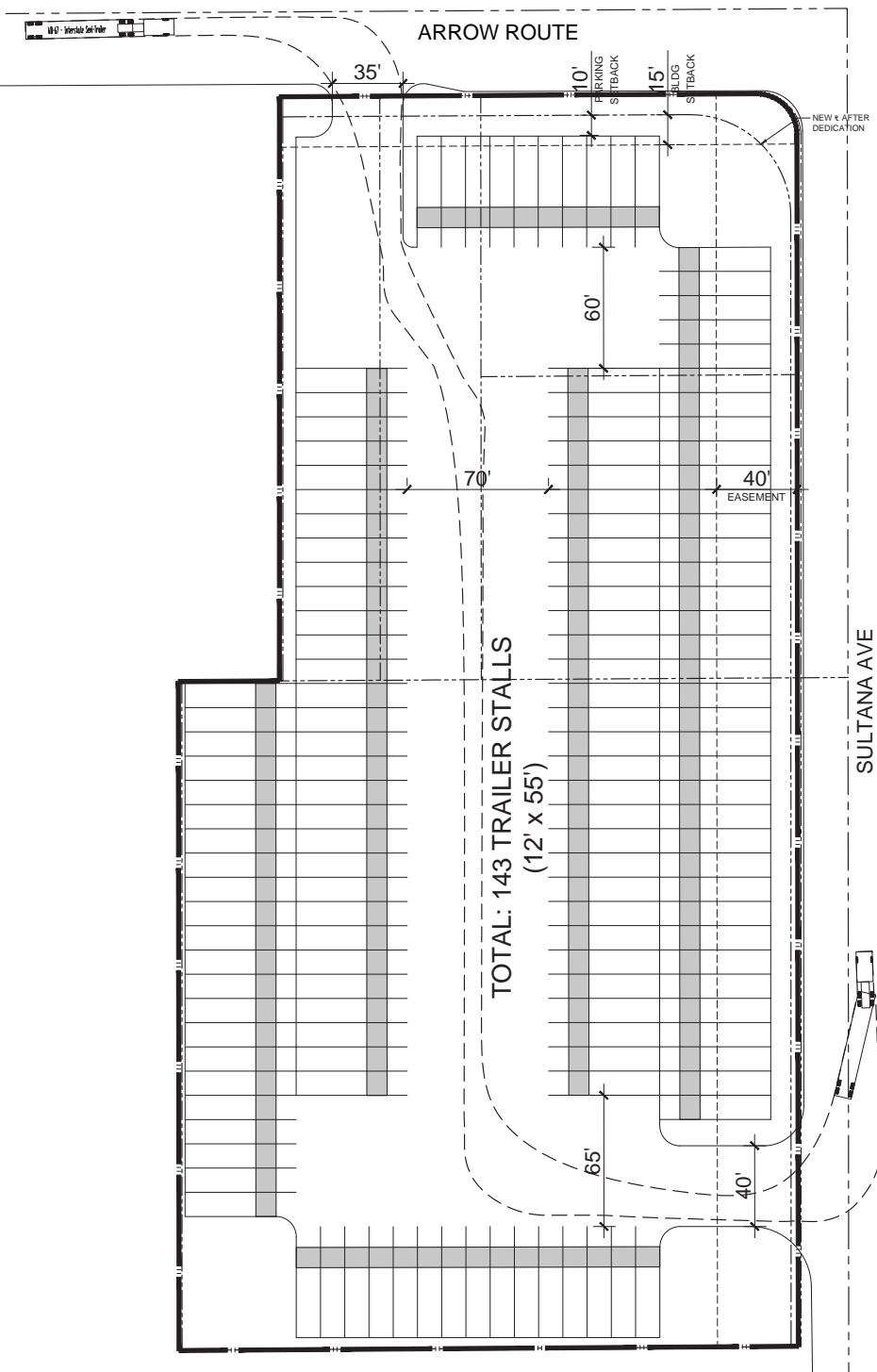


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NEWMARK

YARD SITE PLAN



PROPERTY IMAGES



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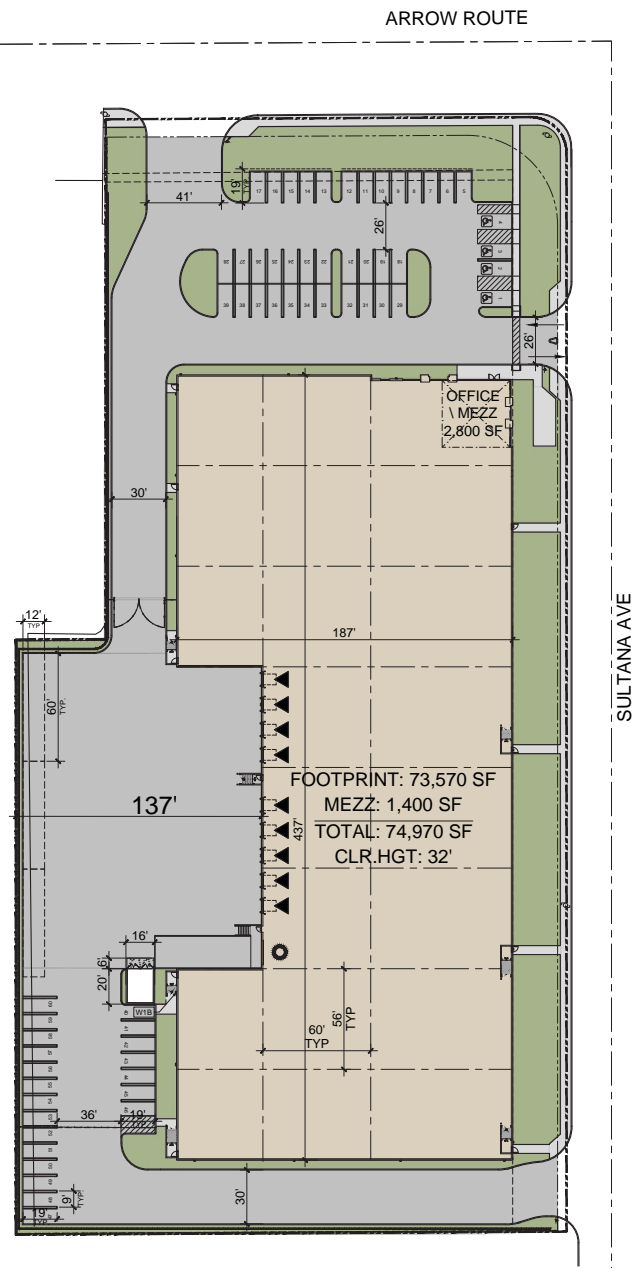
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ENTITLED SITE PLAN



ENTITLED DESIGN



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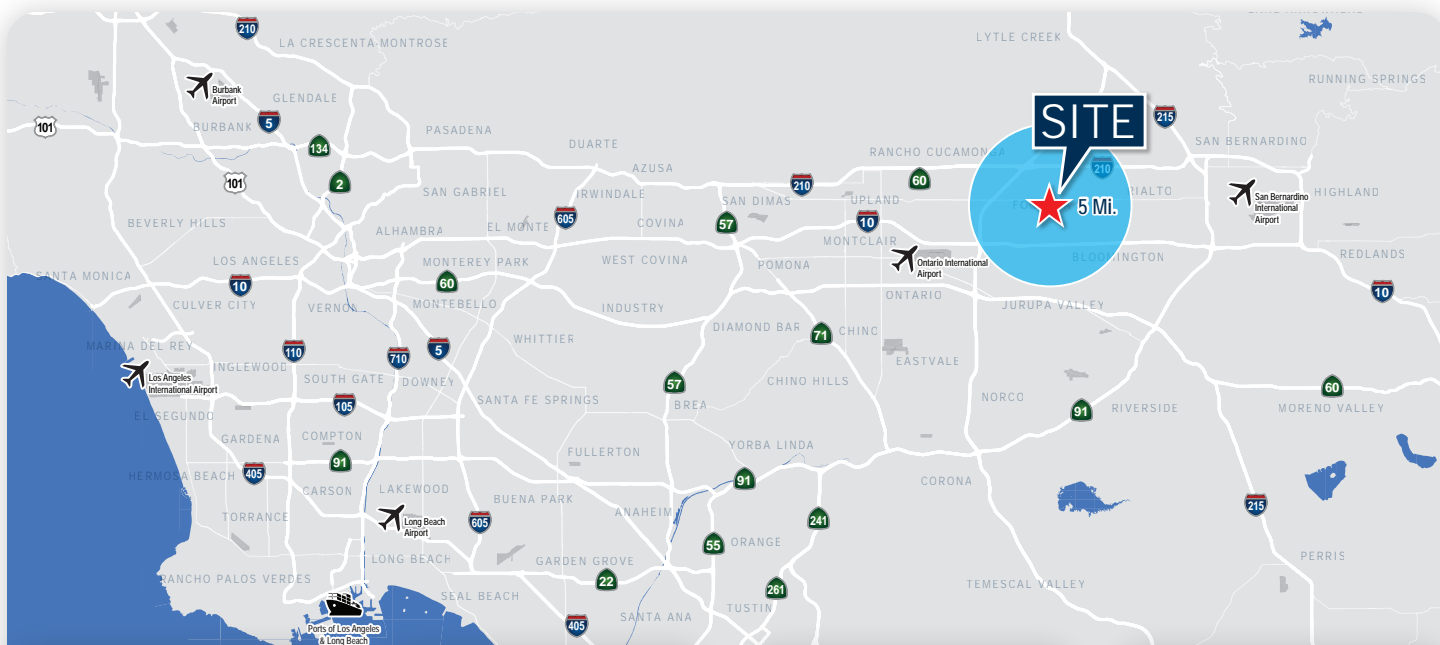
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TO THE PORTS OF LONG BEACH

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

km Kidder
Mathews

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ABOUT THE OWNER



NEWMARK

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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