

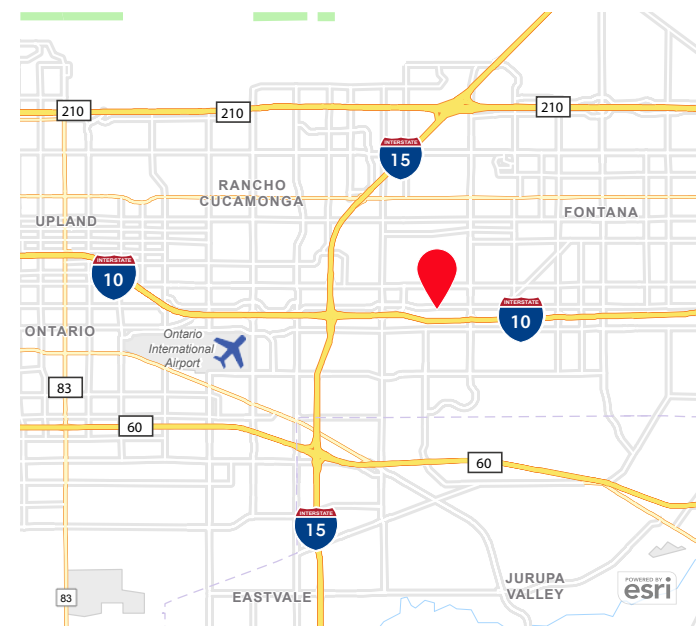
CROSS-DOCK & SHOP ON 9.49± ACRES FOR LEASE

10223 Calabash Avenue, Fontana, CA 92335



STRATEGIC INLAND EMPIRE LOCATION

Fontana, CA offers unbeatable access, infrastructure, and opportunity. Located in the heart of the Inland Empire—America's top logistics hub—Fontana provides immediate proximity to major freeways (I-10, I-15, SR-210), rail lines, and the ports of LA and Long Beach.



Burr & Temkin
Transportation Real Estate Specialists Since 1983



Owen Weikert
Broker
CA License# 02137103
678.756.8005
owen@burrtemkin.com

Andrew Gibbs
President & Principal
913.226.4288
andrew@burrtemkin.com

NEWMARK

Steve Sprenger
Vice Chairman
CA License# 01202806
714.264.3993
steve.sprenger@nmrk.com

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PROPERTY DETAILS

GROSS LAND AREA	9.49± Acres
TOTAL BUILDING AREA	28,284± SF
DOCK AREA	21,368± SF
LOADING POSITIONS	74 + Ramp
SHOP AREA	3,927± SF
SHOP BAYS	2 Drive-Through Bays
OFFICE AREA	2,989± SF
YARD SURFACE	Concrete & Gravel
YARD LIGHTING	Yes
FENCING	6' Security Fencing
ON-SITE FUELING	Above Ground
ZONING	M-2 (view code)

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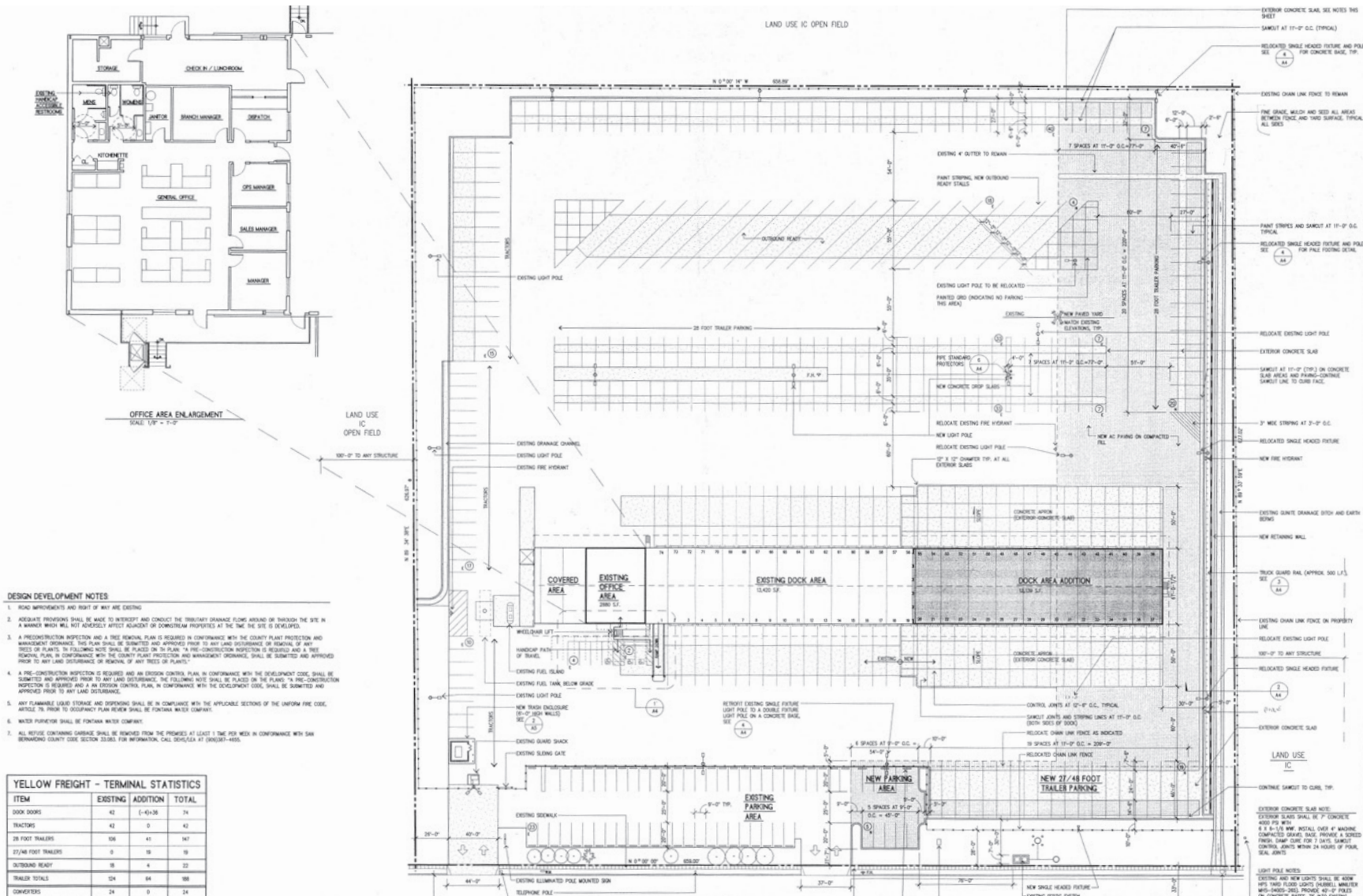
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EXPANSION POSSIBILITIES WITH ADJACENT PARCELS

10223 CALABASH AVE, 10151 CALABASH AVE, & 13910 VALLEY BLVD, FONTANA, CA 32335

1 74 DOOR CROSS-DOCK & SHOP 10223 CALABASH AVE & 0 CALABASH AVE

28,284± SF TOTAL BUILDING

- 25,294± SF dock
- 74 loading positions
- 2,989 ± SF office
- 4 bay shop (2 drive-through bays)

9.49± ACRES

- Asphalt yard with concrete dolly strips
- 3 rows trailer parking on east side with 1 row ready lanes (doubles)
- Electric fencing
- Zoned M1([view code](#))

2 SHOP & INDUSTRIAL OUTDOOR STORAGE 10151 CALABASH AVE, 10117 CALABASH AVE, & 13929 VALLEY BLVD

12,627± SF TOTAL BUILDING

- 11 maintenance bays

3.84± ACRES

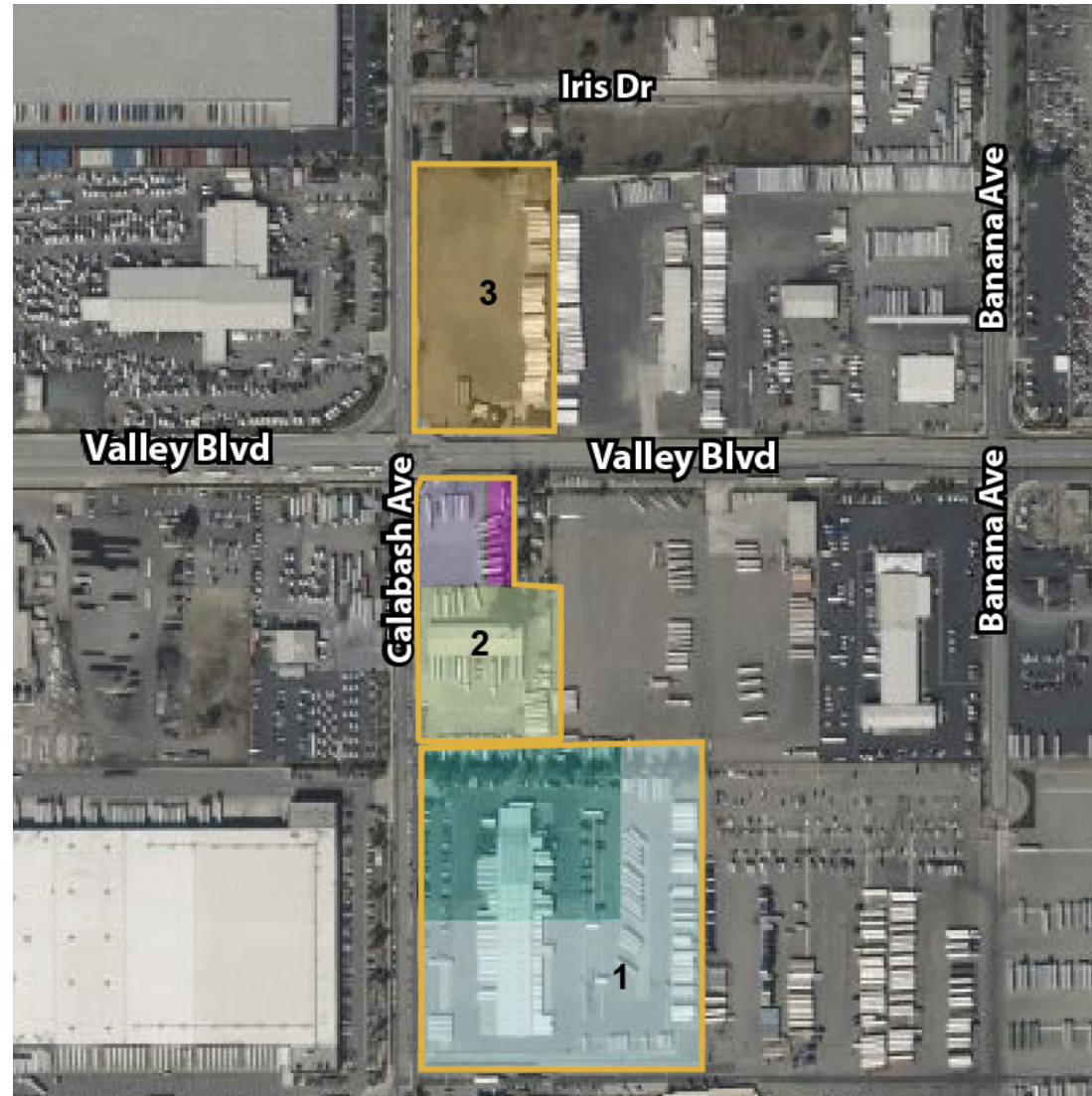
- Concrete & gravel yard
- Perimeter fencing

3 INDUSTRIAL OUTDOOR STORAGE 13910 VALLEY BLVD

4.04± ACRES

- Gravel yard
- Perimeter fencing

TOTAL ACREAGE 17.368± ACRES



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