

# For Sale

8531 Almond Ave, Fontana, CA 92335

±41,000 SF Industrial Building

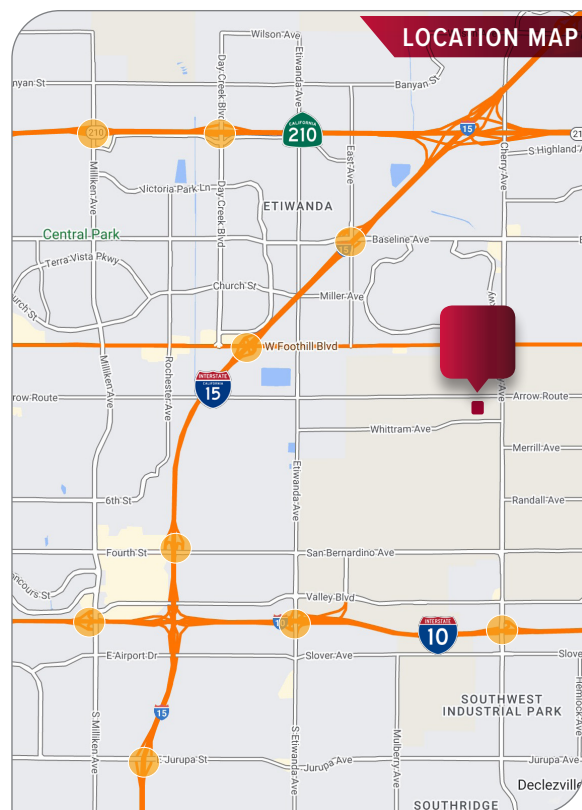
COMPLETION - DECEMBER 2023



\*SIMILAR BUILDING

## FEATURES

SIZE:	±41,000 State of the Art Industrial Building
CLEAR HEIGHT:	30'
OFFICE	±4,000 SF Two Story Office
LOADING DOORS:	3 Dock-High Loading Doors (9' X 10') 2 Ground-Level Loading Doors (12' X 14')
YARD:	Secured & Fenced with 125' Foot Truck Court - Complete Drive Around Access
POWER:	800 Amps, 277/480 Volt 3 Phase
SPRINKLERS:	ESFR
SITE:	±2.00 Acres Land Area
PARKING:	55 Parking Spaces
ZONING:	I/C - Community Industrial - County of San Bernardino
LOCATION:	Close Proximity to I-10 & I-15 Freeways



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