

INDUSTRIAL LAND FOR SUBLEASE

Major Price Reduction!!!

**SUBLESSOR
MOTIVATED!!**

10608 Banana Ave, Fontana, CA 92337

±1.79 or ±4.27 Ac of Industrial Land

Peter D. Bacci

SIOR | Executive VP, Principal | LIC NO 00946253
pbacci@lee-associates.com
323.767.2022

Michael H. Tsaparian

SIOR | CCIM Executive VP, Principal | LIC NO 0901326
mtsaparian@lee-associates.com
323.767.2111

Steve R. Espinoza

Industrial Specialist | LIC NO 02025080
sespinoza@lee-associates.com
562.457.7746

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INDUSTRIAL LAND FOR SUBLEASE



PROPERTY HIGHLIGHTS

- $\pm 78,060$ SF (± 1.79 Acres) or $\pm 186,219$ SF (± 4.27 Acres) of Land
- Truck/Contractor's Yard / IOS
- Large Fenced, Landscaped & Graveled Yard
- $\pm 2,000$ SF of Dispatch Office(s) with Separate Trucker's Lounge/Office(s) w/Restrooms and Shower
- CUP Approved for Truck Storage Yard (Verify)
- Sublease Until March 31, 2027

PRICING SUMMARY

SUBLEASE RATE: \$0.35 PSF/Mo GRS

10608 Banana Ave, Fontana, CA 92337

± 1.79 or ± 4.27 Ac of Industrial Land

Peter D. Bacci

SIOR | Executive VP, Principal | LIC NO 00946253
pbacci@lee-associates.com
323.767.2022

Michael H. Tsaparian

SIOR | CCIM Executive VP, Principal | LIC NO 0901326
mtsaparian@lee-associates.com
323.767.2111

Steve R. Espinoza

Industrial Specialist | LIC NO 02025080
sespinoza@lee-associates.com
562.457.7746

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

INDUSTRIAL LAND FOR
SUBLEASE

10608 Banana Ave, Fontana, CA 92337

±78,060 SF (±1.79 Acres) or ±186,219 SF (±4.27 Acres) of Industrial Land

PROPERTY AERIAL



INDUSTRIAL LAND FOR
SUBLEASE

10608 Banana Ave, Fontana, CA 92337

±78,060 SF (±1.79 Acres) or ±186,219 SF (±4.27 Acres) of Industrial Land

PROPERTY PHOTO



INDUSTRIAL LAND FOR
SUBLEASE

10608 Banana Ave, Fontana, CA 92337

±78,060 SF (±1.79 Acres) or ±186,219 SF (±4.27 Acres) of Industrial Land

PROPERTY PHOTO

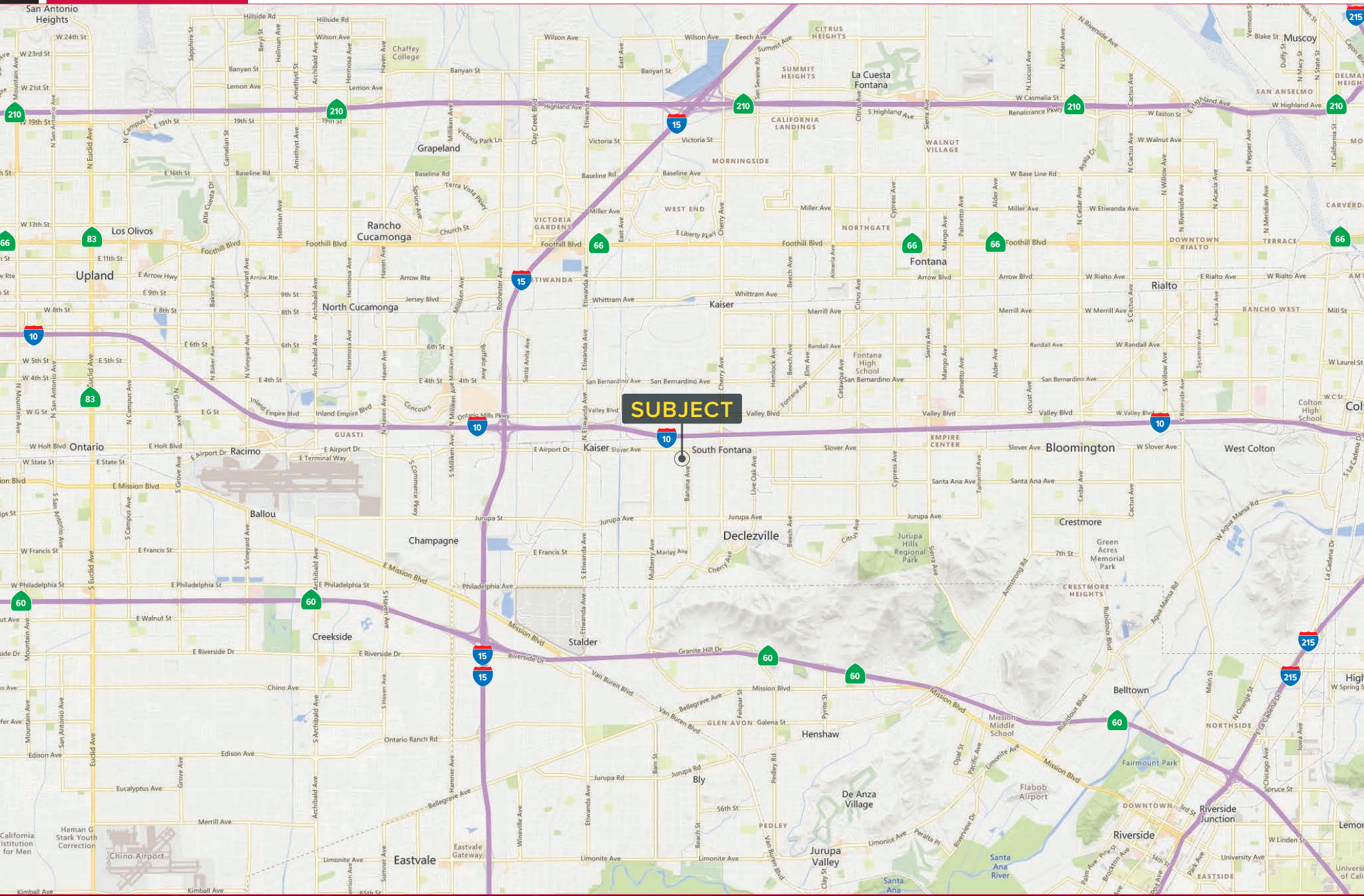


INDUSTRIAL LAND FOR
SUBLEASE

10608 Banana Ave, Fontana, CA 92337

±78,060 SF (±1.79 Acres) or ±186,219 SF (±4.27 Acres) of Industrial Land

LOCATION MAP



INDUSTRIAL LAND FOR
SUBLEASE

10608 Banana Ave, Fontana, CA 92337

±78,060 SF (±1.79 Acres) or ±186,219 SF (±4.27 Acres) of Industrial Land

REGIONAL MAP

