

Available SF 9,432 SF

Industrial For Sale

Building Size 9,432 SF



**Address:** 15444 Slover Ave and 10459 & 10477 Sultana Ave, Fontana, CA 92337

**Cross Streets:** Sultana Ave/Slover Ave

51,151 SF Concrete Yard/9,432 SF Total Building Imp  
 Includes a ±5,400 SF Clean Metal Building  
 3,060 SF Garage/Office & 972 SF Metal Shed  
 Front Building Consists of 5,400 SF  
 (2,700 SF Office/Showroom/Retail Space  
 And 2,700 SF Warehouse/Manufacturing Space)

**Sale Price:** \$4,156,000.00  
**Sale Price/SF:** \$440.63  
**Available SF:** 9,432 SF  
**Prop Lot Size:** 1.17 Ac / 51,151 SF  
**Taxes:** \$7,841 / 2023  
**Yard:** Fenced / Paved  
**Zoning:** FID/SWIP

**Sprinklered:** No  
**Clear Height:** 21'  
**GL Doors/Dim:** 3  
**DH Doors/Dim:** 0  
**A: TBD V: TBD O: TBD W: TBD**  
**Construction Type:** STEEL  
**Const Status/Year Blt:** Existing / 1979

**Office SF / #:** 2,700 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** IE West  
**APN#:** 023724302,023724304,0237

**Whse HVAC:**  
**Parking Spaces:** / Ratio:  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Listing Company:** Daum Commercial  
**Agents:** [Chuck Brill 310-538-6710](mailto:Chuck.Brill@daumcommercial.com), [Mark Schafer 909-652-9052](mailto:Mark.Schafer@daumcommercial.com)

**Listing #:** 39527332 **Listing Date:** 01/05/2024

**FTCF:** CB000N000250/A0AA

**Notes:** APN's: 0237-041-10, 0237-234-04, -02. "Freeway Industrial/Commercial District" of the SWIP.



