

**LAND FOR SALE/LEASE**

**±2,944 SF INDUSTRIAL BUILDING**

**ON ±0.87 ACRES**

**16011 TYROL  
DRIVE**  
FONTANA | CA



FOR MORE INFORMATION  
PLEASE CONTACT:

**JUAN COVARRUBIAS**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.2055 | M: 909.652.9055  
JUAN.COVARUBIAS@DAUMCOMMERCIAL.COM  
CADRE #01945028

**CONNOR IM**  
ASSOCIATE  
D: 909.912.0020 | M: 253.592.4258  
CIM@DAUMCOMMERCIAL.COM  
CADRE #02078699

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY HIGHLIGHTS

## PROPERTY PHOTOS



**2,944 SF Building**  
& 1,942 SF House/Caretaker Facility



**0.87 AC**  
Lot Size



SWIP-SED (Southwest Industrial Park  
Slover East District)



APN: 0237-261-05



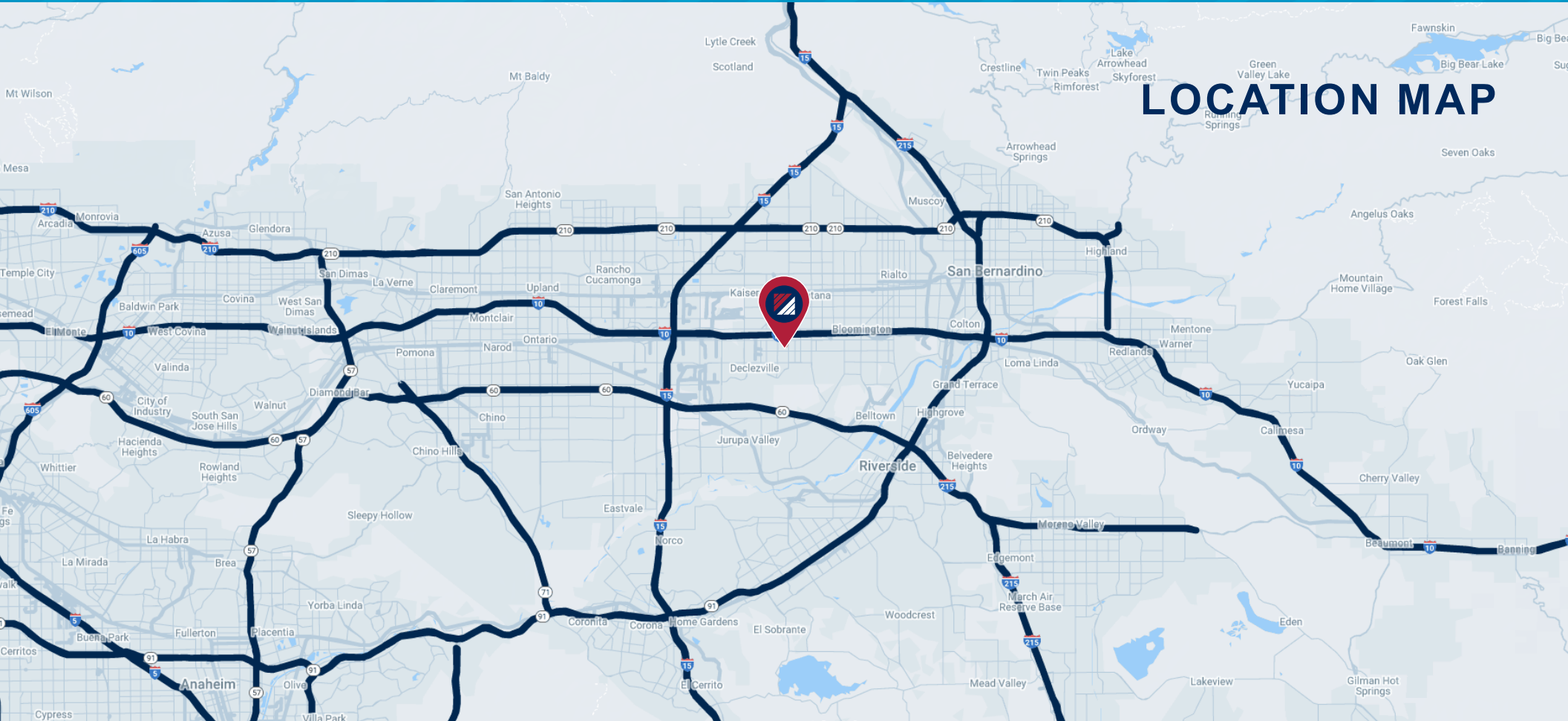
Great Contractor Yard or Truck/Trailer  
Storage Yard \*Verify All Uses w/ City of Fontana\*



Excellent Proximity to 10 Freeway



# LOCATION MAP



DESTINATIONS	DISTANCE
Riverside	8.6 Mi.
City of Industry	33.4 Mi.
Downtown Los Angeles	48.8 Mi.
SBD International Airport	15.0 Mi.
Los Angeles Intl. Airport	65.9 Mi.
Port of Long Beach	63.9 Mi.
Port of Los Angeles	65.1 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2023 Population	112,151	306,748	1,132,031
2023 Households	27,202	75,816	313,780
2028 Household Projection	27,411	76,441	316,497
Avg Household Income	\$80,459	\$87,526	\$96,057
Median Household Income	\$67,286	\$71,627	\$78,276
Total Specified Consumer Spending (\$)	\$973.8M	\$2.8B	\$11.7B