

FOR LEASE | ±50,509 SF

10665 REDWOOD AVE. | FONTANA, CA

SPRINKLERED CANOPY ON ±4.31 ACRES

**PRICE REDUCTION
\$0.29 PSF GROSS ON LAND**

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PROPERTY HIGHLIGHTS



±50,509 SF
Sprinklered Canopy



±4.31 AC
Lot Size



±720
Mobile Office Trailer (Verify)



1,200 Amps
Power (Verify)



Fully Paved
and Secured Yard



SWIP
Zoning: Slover Central
Manufacturing / Industrial District
(Verify All Uses w/ City of Fontana)

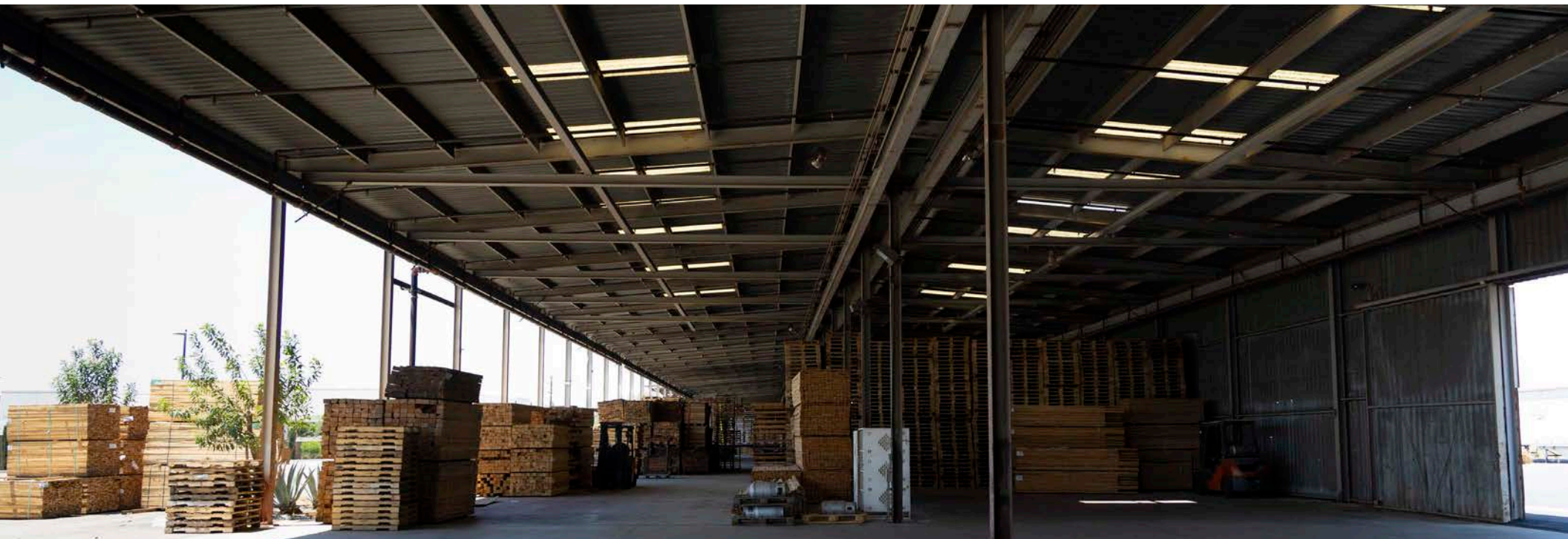
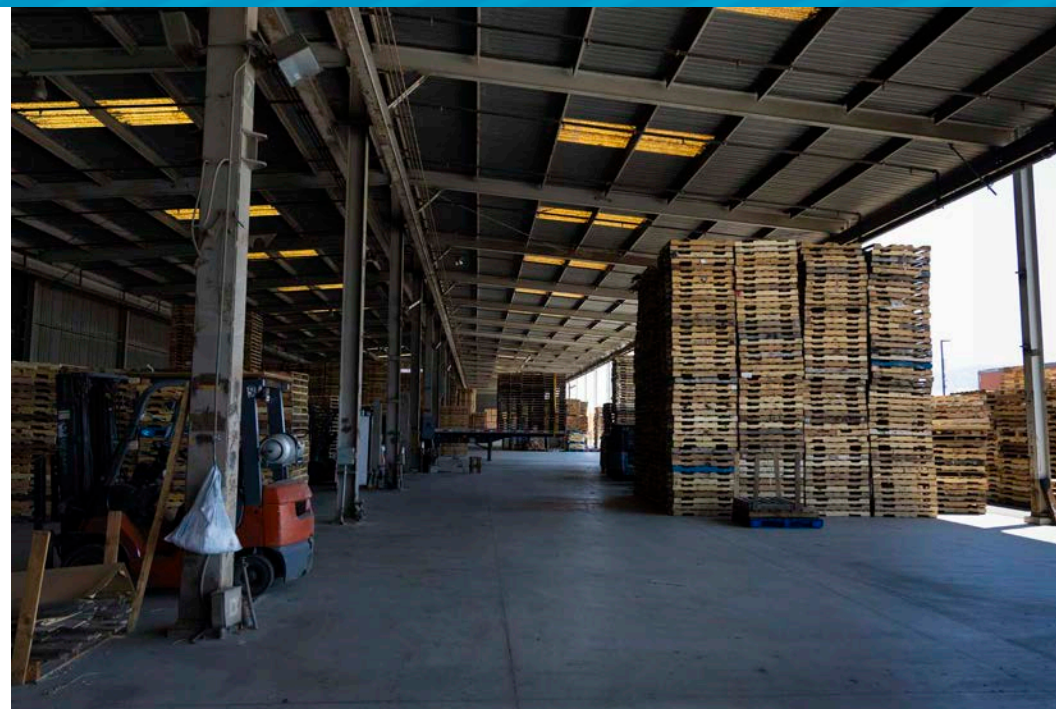
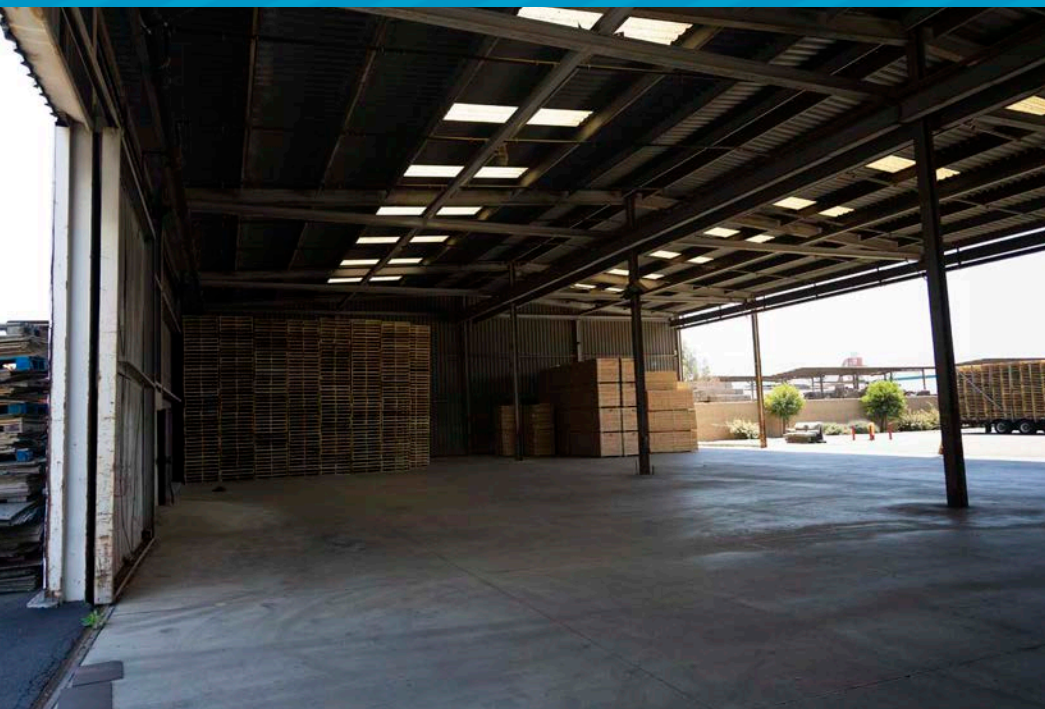


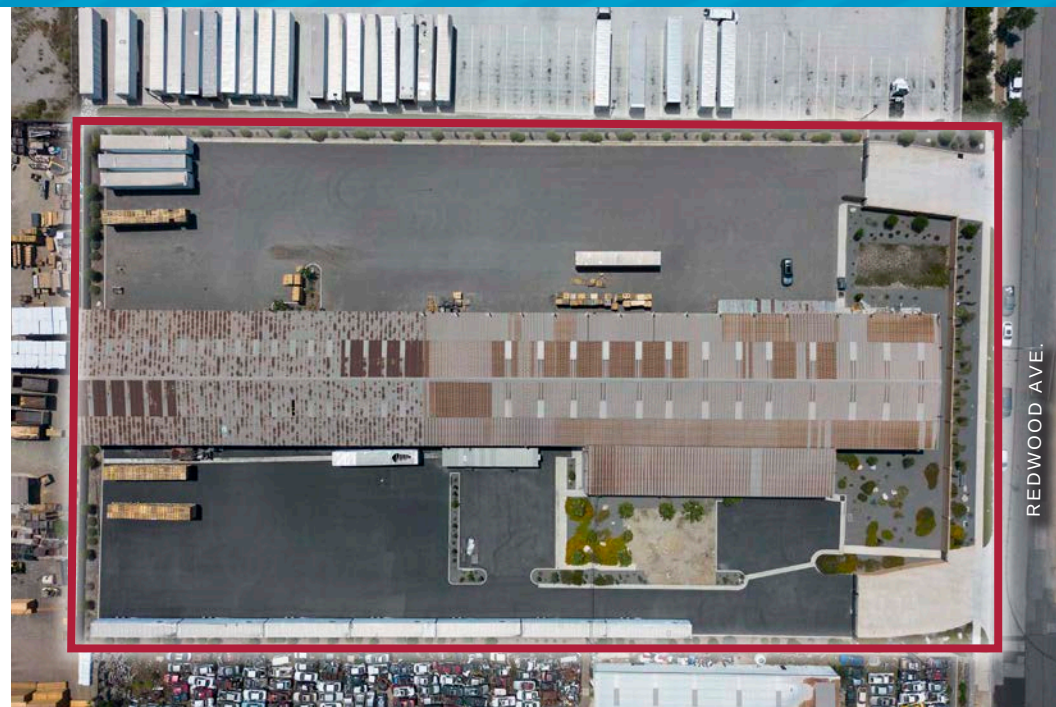
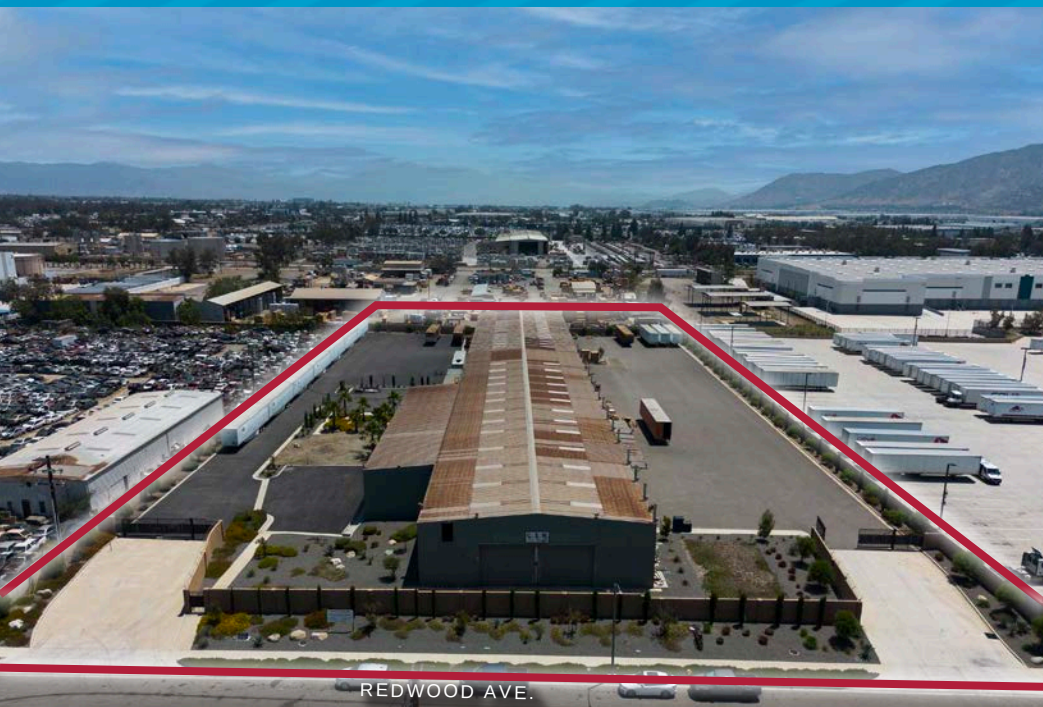
SITE PLAN



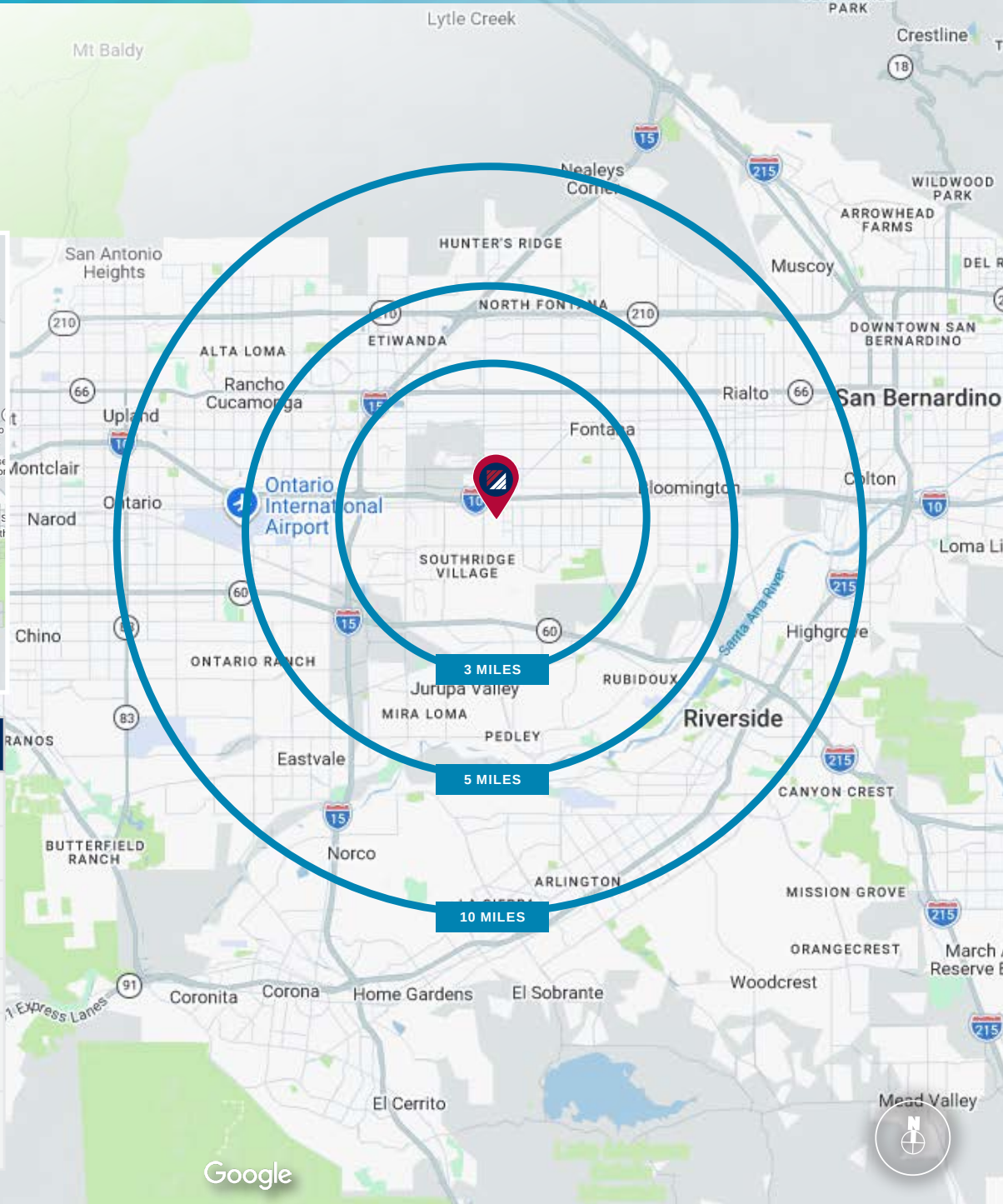
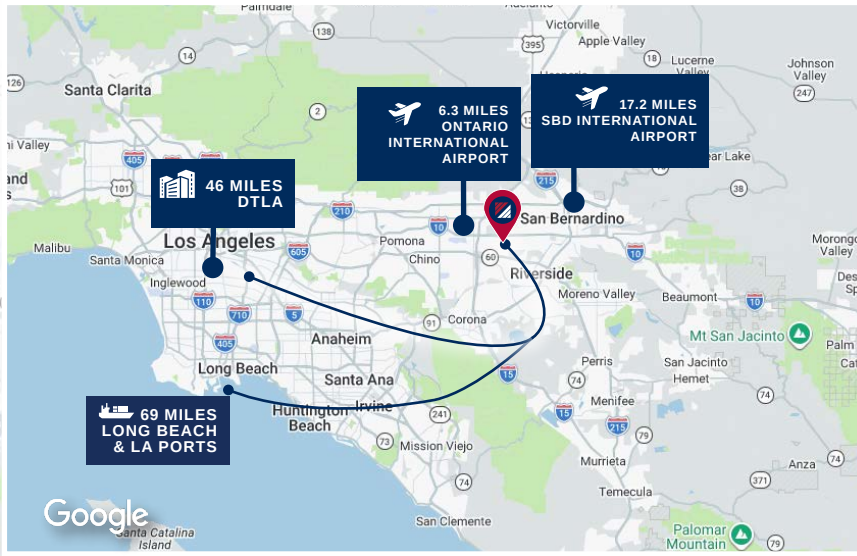
*NOT TO SCALE







LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	79,836	258,558	1,141,202
2025 Population	76,460	254,270	1,150,080
2030 Population Projection	76,406	256,013	1,166,428
Avg Household Income	\$107,856	\$113,075	\$118,184
Median Household Income	\$92,253	\$95,184	\$96,970
Total Specified Consumer Spending (\$)	\$751.7M	\$2.6B	\$12.6B

ON/OFF
RAMP



AMENITIES MAP

RUSH TRUCK
CENTERS-FONTANA

SOUTH
START LOGISTICS

DEDEAUX
PROPERTIES

BEST BRO'S DIESEL
TRUCK REPAIR

BAR NONE
AUCTION

BROOKFIELD
PROPERTIES

SLOVER AVE.

SUBJECT
PROPERTY

VAN MATRE
LUMBER CO. INC

OLD CASTLE
INFRASTRUCTURE

FORGED METALS

ALISO DR.

ESTES
EXPRESS LANES

MANHEIM SOUTHERN
CALIFORNIA

TERESI TRUCKING

REDWOOD AVE.

CEVA LOGISTICS

LIVE OAK AVE.

MANHEIM
AUTO AUCTION

BEECH AVE.

CMC CABLE

COASTER FURNITURE
DISTRIBUTION CENTER

SMART
WAREHOUSING

SAIA LTL FREIGHT

WPT COMMERCE
CENTER

SANTA ANA AVE.

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