

Industrial

FOR SALE

± 7,667 SF ON ±0.52 AC



13185
Santa Ana Ave.

F O N T A N A | C A 9 2 3 3 7

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FOR SALE

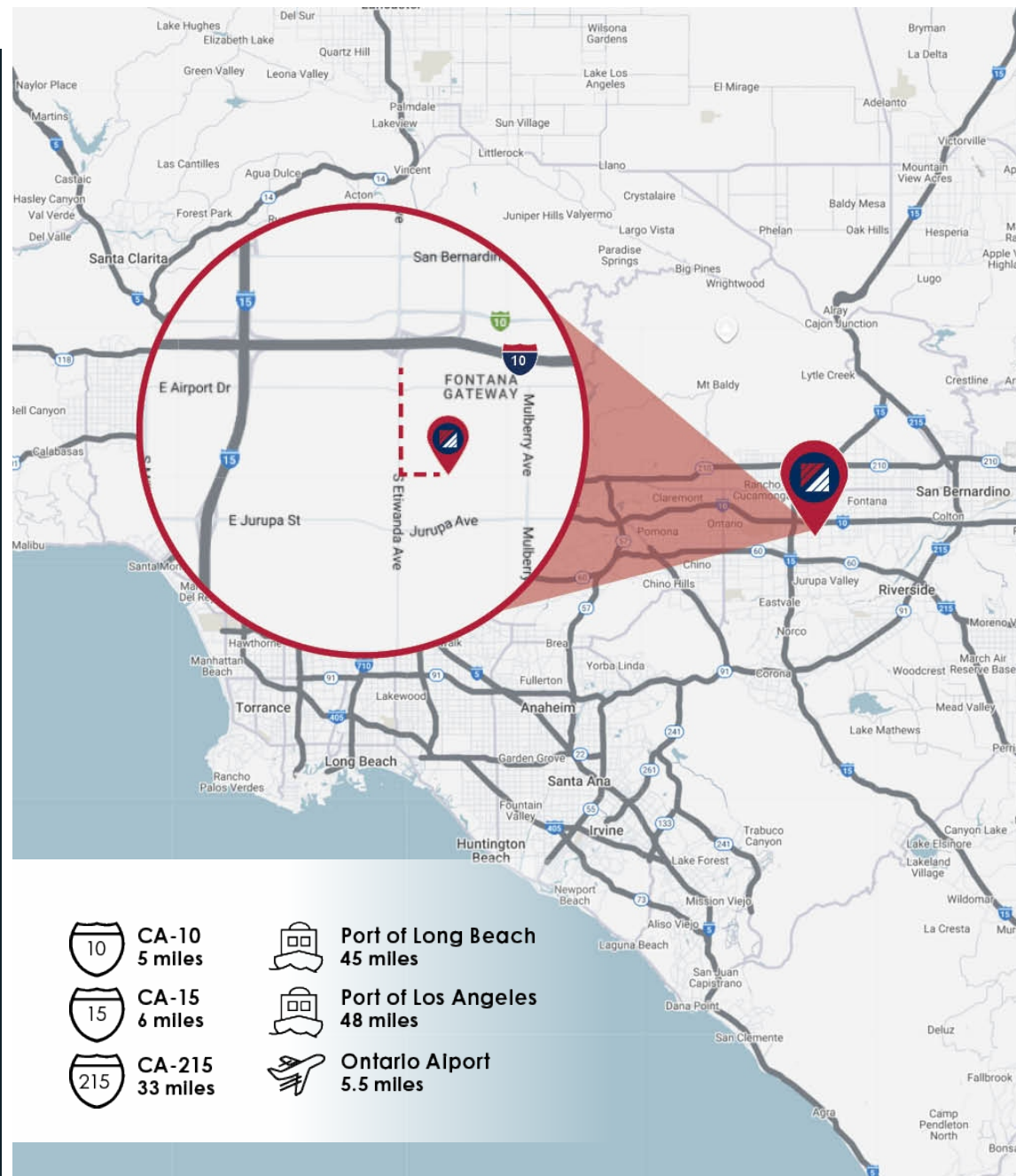
PROPERTY SUMMARY

- Building SF: $\pm 7,667$ SF
- SF Lot Size (AC): ± 0.52 Ac
- Lot (SF): $\pm 22,651$ SF
- Building/Lot Coverage: $\pm 34\%$
- Grade Level Doors: Two (2)
- Dock High Doors: One (1)
- Construction Year: 1986 (est.)
- Building Type: Metal Warehouse
- Zoning: Fontana Gateway Specific Plan

- Purchase Price: \$1,500,000
- Price/SF: \$195.64/SF Building
- Price/SF: \$66.22/SF Land

- Lease Rate Per Month: \$8,376.08 Gross
- Price/SF: \$1.092
- Annual Increases: 3% - 4%

Cap Rate at Close of Escrow: 5.5%



SANTA ANA AVE. 13185

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ABOUT THE TENANT



MOBILE FLEET MANAGEMENT

Is a long-standing Tenant that has operated at this Fontana location since 2017. The company specializes in mobile fleet repair services for a wide range of commercial business fleets, including shredder commercial vehicles and outsourced laundry and facility service vehicles. Their client base includes several major national companies, such as Cintas, Shred-It, and Corodata, underscoring the strength and reliability of their operations. Mobile Fleet Management operating multiple service crews that provide after-hours, on-site repair services to help minimize downtime for client fleets.

In addition to mobile repairs, the company performs longer-term and more complex truck repairs at their Fontana facility, utilizing the property as a centralized service and repair hub. Their century-long presence at the location reflects operational stability and a deep-rooted connection to the local industrial market.



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PHOTO GALLERY

