

AVAILABLE FOR SALE

14044 Whittram Avenue | Fontana, CA

±5.22 ACRES OF LAND

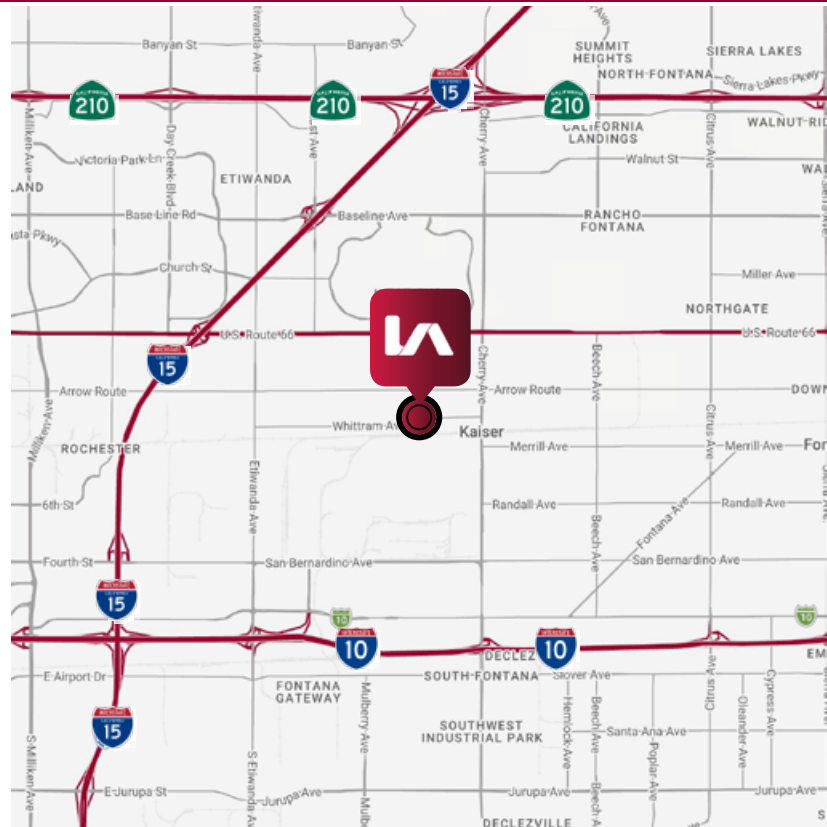
FULLY ENTITLED TRUCK, TRAILER STORAGE,
& MAINTENANCE YARD



*overlay Image provided is an architectural rendering and serves as an approximation of the future construction

PROPERTY FEATURES

- » **Shop Building:** ±4,500 Square Feet
- » **Ground Level Loading:** Two (2) Ground Level Doors
- » **Office / Dispatch Building:** ±3,000 Square Feet
- » **Trailer Positions:** ±138 Trailer Positions
- » **Vehicle Stalls:** ±17 Vehicle Parking Stalls
- » **Tractor Positions:** ±11 Tractor Positions
- » **MUP:** Fully Entitled for Truck, Trailer & Maintenance Yard.
- » **Zoning:** County of San Bernardino - Community Industrial (CI)



For more information:

JOHN SEOANE, SIOR
Senior Vice President/Principal
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
Senior Vice President/Principal
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Boulevard | Ontario, CA 91764 | Corporate ID: 00976995 | lee-associates.com

AVAILABLE FOR SALE

14044 Whittram Avenue | Fontana, CA

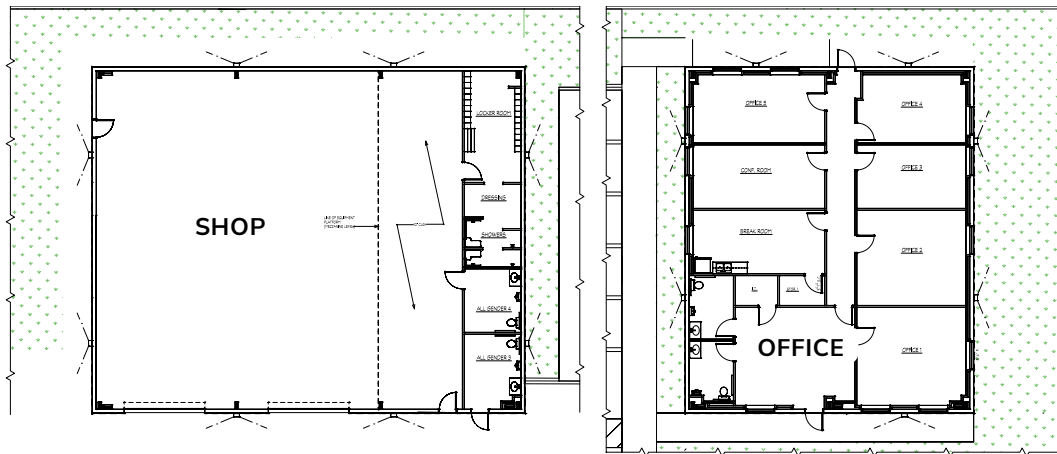
±5.22 ACRES OF LAND

FULLY ENTITLED TRUCK, TRAILER STORAGE,
& MAINTENANCE YARD

PROPERTY SITE PLAN



SHOP & OFFICE FLOOR PLAN



PLEASE CLICK HERE FOR A LINK TO THE FOLLOWING PROJECT DOCUMENTS:

- » April 15, 2026 Approval of Preliminary Hydrology Report
- » May 14, 2026 Architectural Plans
- » April 17, 2026 Approved WQMP Report
- » July 17, 2026 Site Plan
- » COAS - County (of San Bernardino) Process
- » Landscape & Photometric Plans
- » San Bernardino County Truck Storage MND

For more information:

JOHN SEOANE, SIOR
Senior Vice President/Principal
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
Senior Vice President/Principal
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Boulevard | Ontario, CA 91764 | Corporate ID: 00976995 | lee-associates.com

AVAILABLE FOR SALE

14044 Whittram Avenue | Fontana, CA

±5.22 ACRES OF LAND

FULLY ENTITLED TRUCK, TRAILER STORAGE,
& MAINTENANCE YARD

The property is strategically positioned near the I-15 Freeway and the I-10 Freeway with multiple access points within ±2.7 miles and ±6.8 miles to the Ontario International Airport.



For more information:

JOHN SEOANE, SIOR
Senior Vice President/Principal
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
Senior Vice President/Principal
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

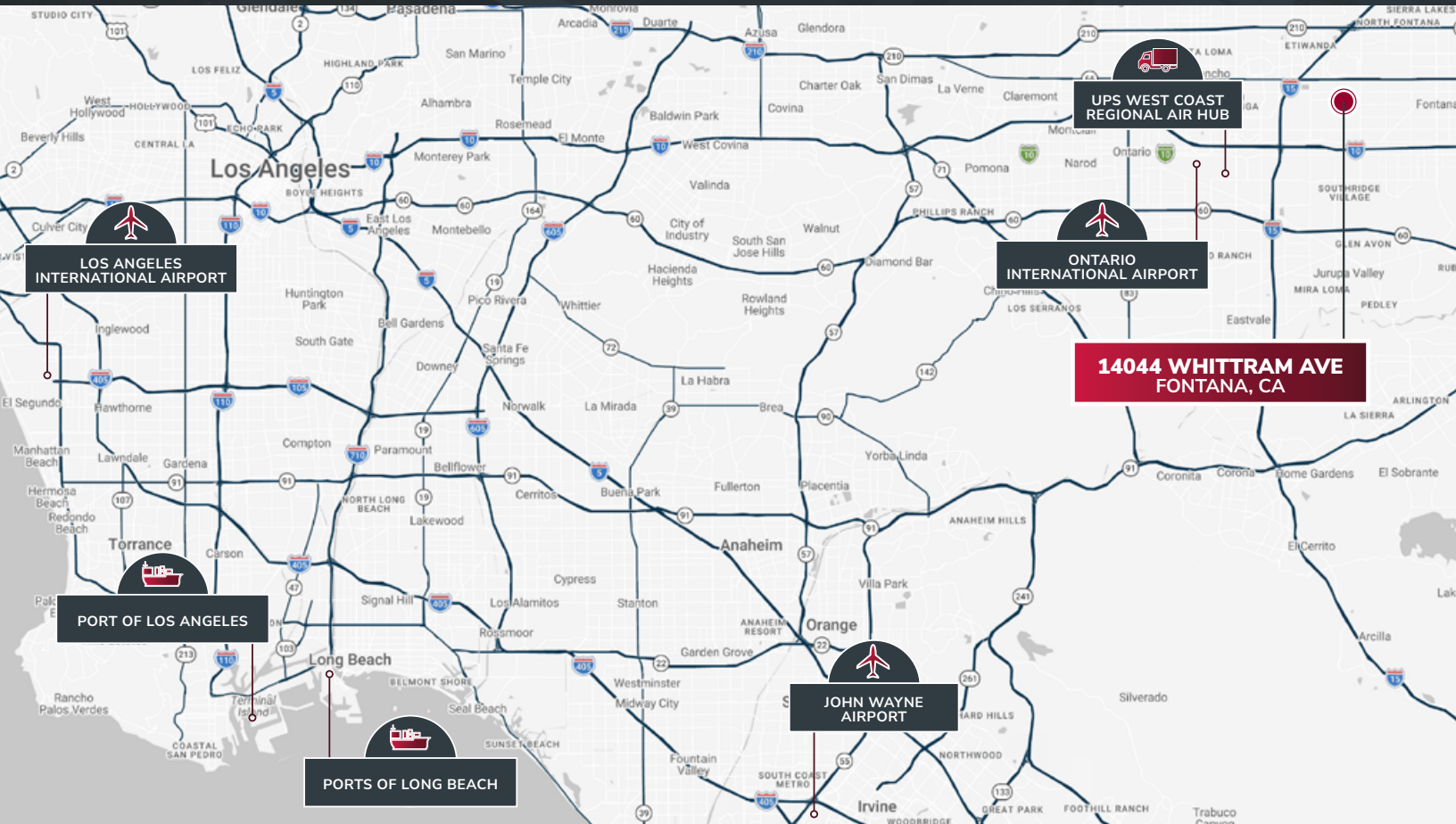
3535 Inland Empire Boulevard | Ontario, CA 91764 | Corporate ID: 00976995 | lee-associates.com

AVAILABLE FOR SALE

14044 Whittram Avenue | Fontana, CA

±5.22 ACRES OF LAND

FULLY ENTITLED TRUCK, TRAILER STORAGE,
& MAINTENANCE YARD



LOCATION HIGHLIGHTS


±8.4 MILES
TO ONTARIO
INTERNATIONAL AIRPORT


±48.5 MILES
TO JOHN WAYNE
AIRPORT


±65 MILES
TO LOS ANGELES
INTERNATIONAL AIRPORT (LAX)


±8.4 MILES
TO UPS WEST COAST
REGIONAL AIR HUB


±62 MILES
TO PORT OF
LONG BEACH


±64 MILES
TO PORT OF
LOS ANGELES

DRAYAGE RATES (PORTS OF LA & LB)

OVERALL AVERAGE
BASE + FUEL ONLY

FONTANA
\$649.00

INLAND EMPIRE WEST
\$648.00

INLAND EMPIRE EAST
\$751.00

For more information:

JOHN SEOANE, SIOR
Senior Vice President/Principal
909.373.2946
jseoane@lee-assoc.com
DRE #01453455

RYAN DE GUZMAN
Senior Vice President/Principal
909.373.2926
rdeguzman@lee-assoc.com
DRE #02101391

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

3535 Inland Empire Boulevard | Ontario, CA 91764 | Corporate ID: 00976995 | lee-associates.com