

FOR LEASE

**OCC. READY TRUCKING / SALES / MAINTENANCE FACILITY
±1.29 ACRES MAJORITY PAVED INDUSTRIAL YARD
13 HIGH CLEARANCE GARAGE SPACES/BAYS**

**15419
Valley Blvd
Fontana, CA 92335**



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Property Overview

This Approximately 1.29 Acre Industrial Site includes: $\pm 7,960$ SF of high clearance open garage space (13 Bays), ± 440 SF permanent office w/ restroom. The site is highly functional and immediately ready for occupancy, offering an impressive high-clearance covered canopy space spanning 13 bays suitable for vehicle maintenance & repair.

This improved, Valley Blvd. facing site offers ample operational space for commercial vehicle maintenance. Property Owners have maintained long-standing "Vehicle Dealer" License, giving tenants a significant advantage with expedited planning and zoning compliance—an increasingly scarce entitlement in today's Inland Empire market.

Positioned along Valley Blvd with street frontage, the property delivers exceptional visibility in one of the nation's busiest trucking submarkets, with traffic counts surpassing 35,000 vehicles per day. Conveniently located less than two miles from the I-10/I-15 interchange, the property offers seamless access to major regional freight routes and national distribution hubs. Ideal for truck/trailer dealers, fleet operators, logistics firms, or contractor uses seeking a plug-and-play environment in one of the Inland Empire's most strategically located industrial zones.

0235-191-15

APN

M-1 (LIGHT INDUSTRIAL)

Zoning

$\pm 56,320$ (± 1.29 ACRES)

Property Size

$\pm \$0.38$ PSF NNN

Asking Rate

$\pm \$0.02$ PSF

Operating Expenses (OpEx)

TRUCK & TRAILER MAINTENANCE / REPAIR

Use

$\pm 7,960$ SF CANOPY | ± 440 SF OFFICE W/ RR

Building Features

FULLY IMPROVED YARD | 50+ TRAILER CAPACITY

Property Features

ACTIVE "VEHICLE DEALER" LICENSE

Entitlements / Advantages

120/240VOLTS, 200AMPS

Power

Property Highlights

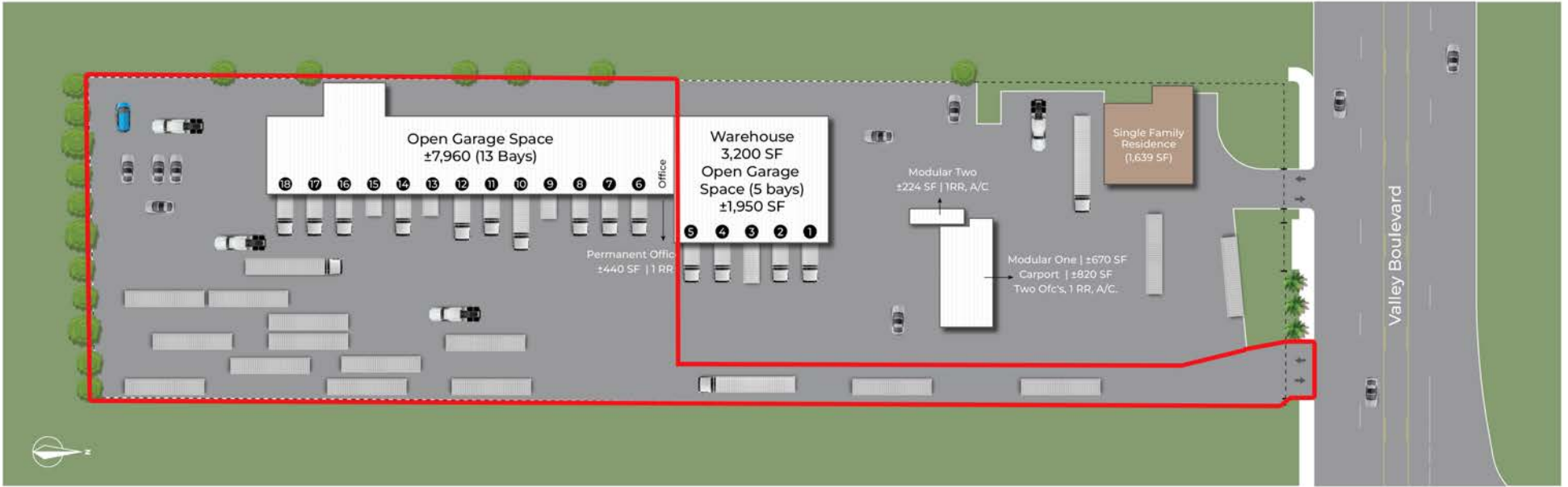
- Ready Truck & Trailer Maintenance Yard on Valley Blvd.
- ±7,960 SF of High-Clearance Covered Canopy Space for Light Repair / Maintenance (13 Bays)
- Fully Paved, Secured Yard with Capacity for 50+ Trailers
- Traffic Counts Exceeding 35,000 Vehicles per Day
- Less than 2 Miles to I-10 / I-15 Interchange
- Ideal for Truck & Trailer Maintenance, Repair & or General Fleet Operations



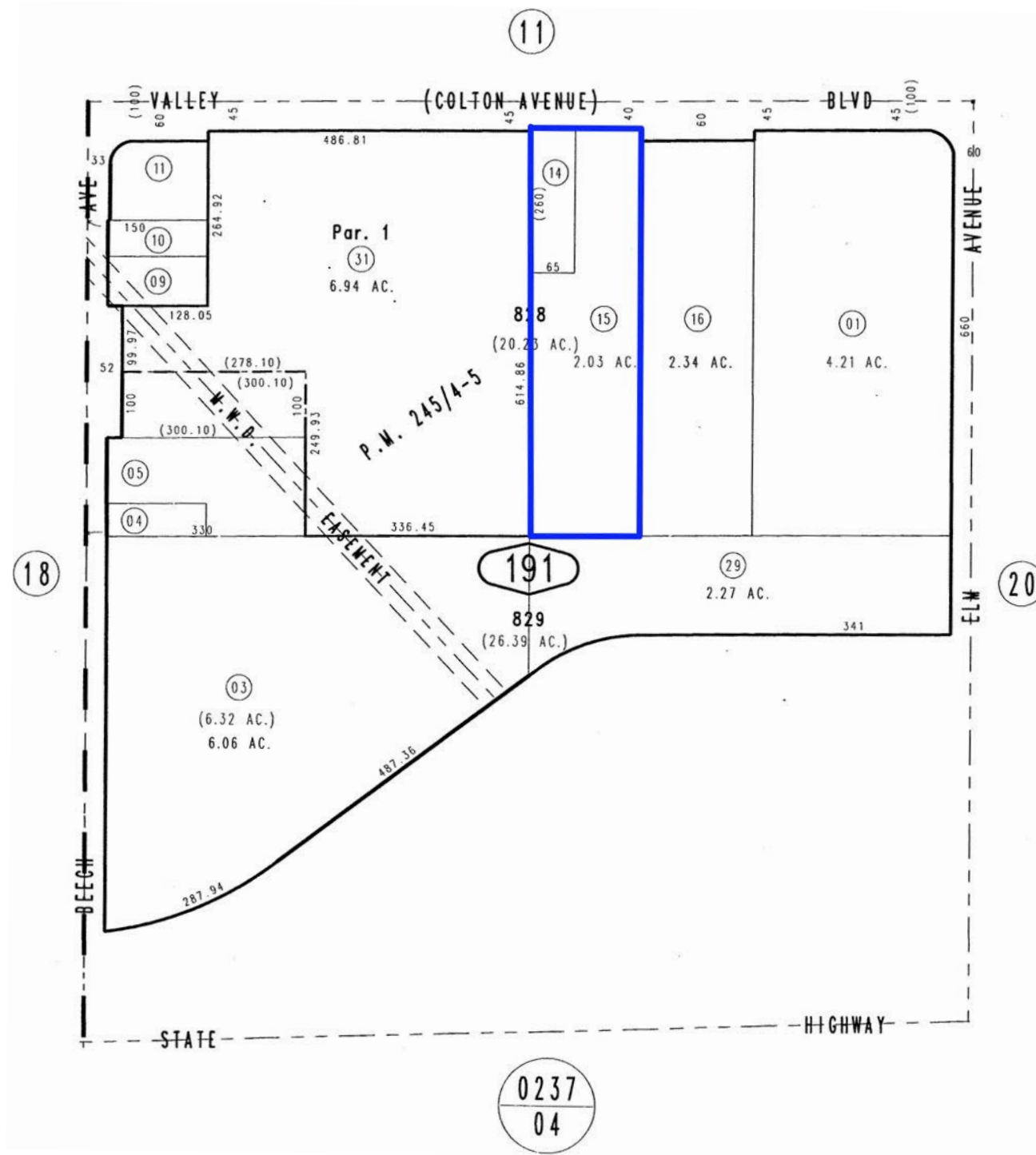
SITE PLAN

15405 & 15419 Valley Blvd., Fontana, CA 92335

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Plat Map





15419

Valley Blvd

Fontana, CA 92335

ADDITIONAL ZONING ALLOWANCES

- Truck & Trailer Sales, Leasing & Brokerage
- Outdoor Display & Storage of Commercial Vehicles
 - Fleet Parking & Maintenance
- Contractor Yard / Equipment Storage

For more information contact:

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