

FOR LEASE

**TRUCK & TRAILER SALES / LEASING YARD
LONG-STANDING "VEHICLE DEALER" LICENSE
±1.09 ACRE MAJORITY PAVED INDUSTRIAL SITE
±3,200 SF WAREHOUSE W/ 5 HIGH CLEARANCE BAYS**

15405
Valley Blvd
Fontana, CA 92335



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EMRECS
INDUSTRIAL REAL ESTATE


DCR
COMMERCIAL

Property

Overview

This Approximately 1.09 Acre Industrial Site Includes: $\pm 3,200$ SF warehouse w/ two ground level doors & $\pm 1,950$ SF of high clearance open garage space (5 bays), two modular offices & ± 140 feet of Valley Blvd. Frontage. Highly functional and immediately ready for occupancy, this site offers an ideal combination of cemented yard space, warehouse space & high-clearance covered canopy space - suitable for vehicle display, washing, detailing, and light repair.

Offering approx. $\pm 47,654$ SF of yard space and considerable street-front visibility, this site is ideal for commercial vehicle sales, leasing, and general fleet 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.

15405 Valley Blvd. 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.

0235-191-14

APN

TRUCK & TRAILER SALES / LEASING | FLEET OPS

Use

M-1 (LIGHT INDUSTRIAL)

Zoning

$\pm 3,200$ SF WAREHOUSE | $\pm 1,950$ SF OPEN GARAGE

Building Features

$\pm 47,654$ (± 1.09 ACRES)

Property Size

MAJORITY PAVED | $\pm 140'$ VALLEY BLVD. FRONTAGE

Property Features

$\pm \$0.38$ PSF NNN

Asking Rate

ACTIVE "VEHICLE DEALER" LICENSE

Entitlements / Advantages

$\pm \$0.02$ PSF

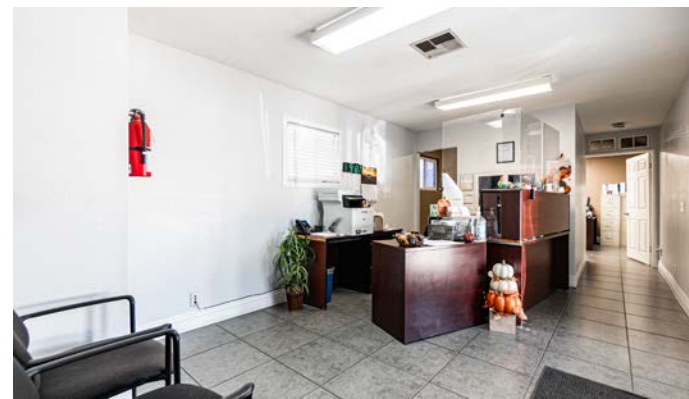
Operating Expenses (OpEx)

120/240VOLTS, 200AMPS

Power

Property Highlights

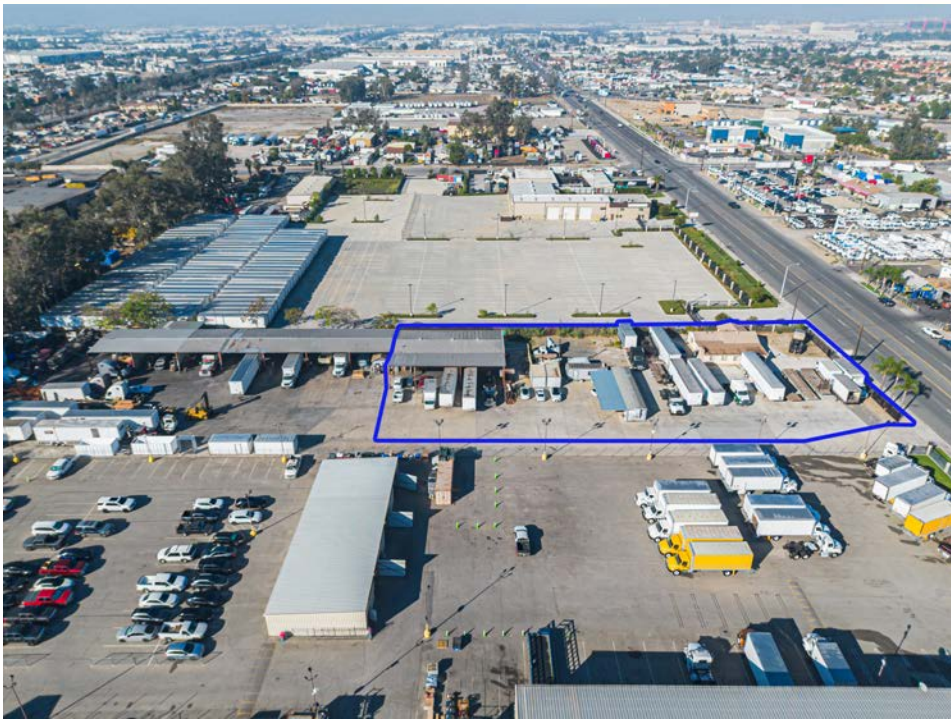
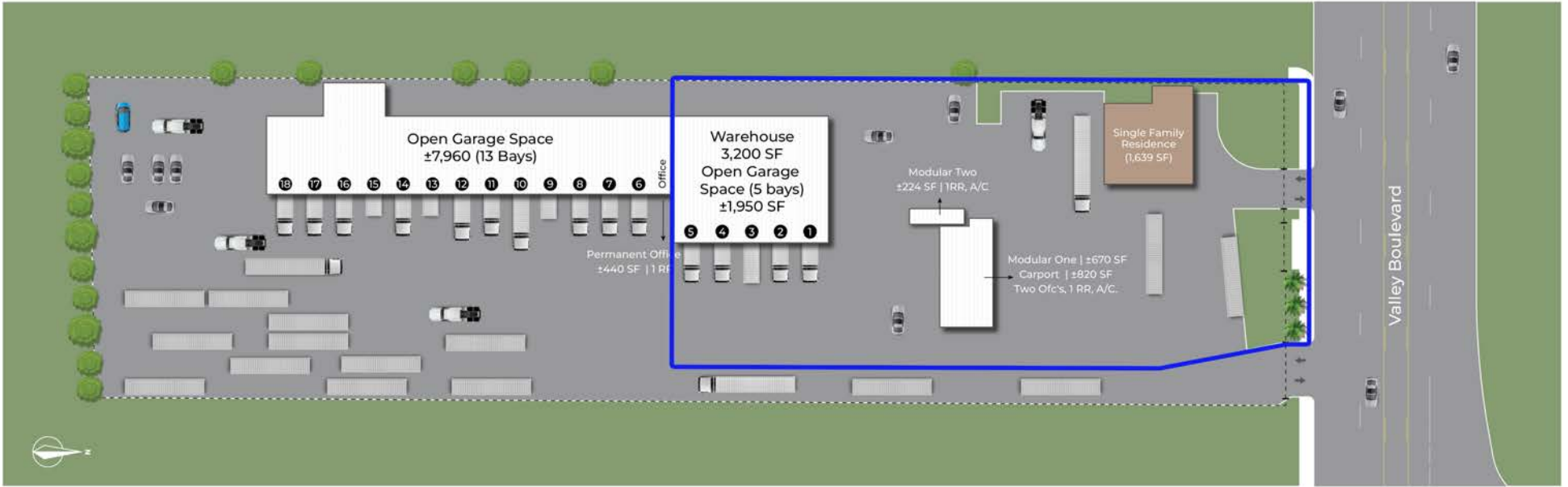
- Ready Truck / Trailer Sales & Leasing Yard on Valley Blvd.
- $\pm 3,200$ SF Warehouse w/ Two 12'x12' Ground Level Doors.
- Majority Paved, Secured Yard w/ $\pm 1,950$ SF of High Clearance Open Garage Space (5 Bays).
- Traffic Counts Exceeding 35,000 Vehicles per Day.
- Less Than 2 Miles to I-10 / I-15 Interchange.
- Ideal for Truck & Trailer Sales, Maintenance/Repair & or General Fleet Operations.



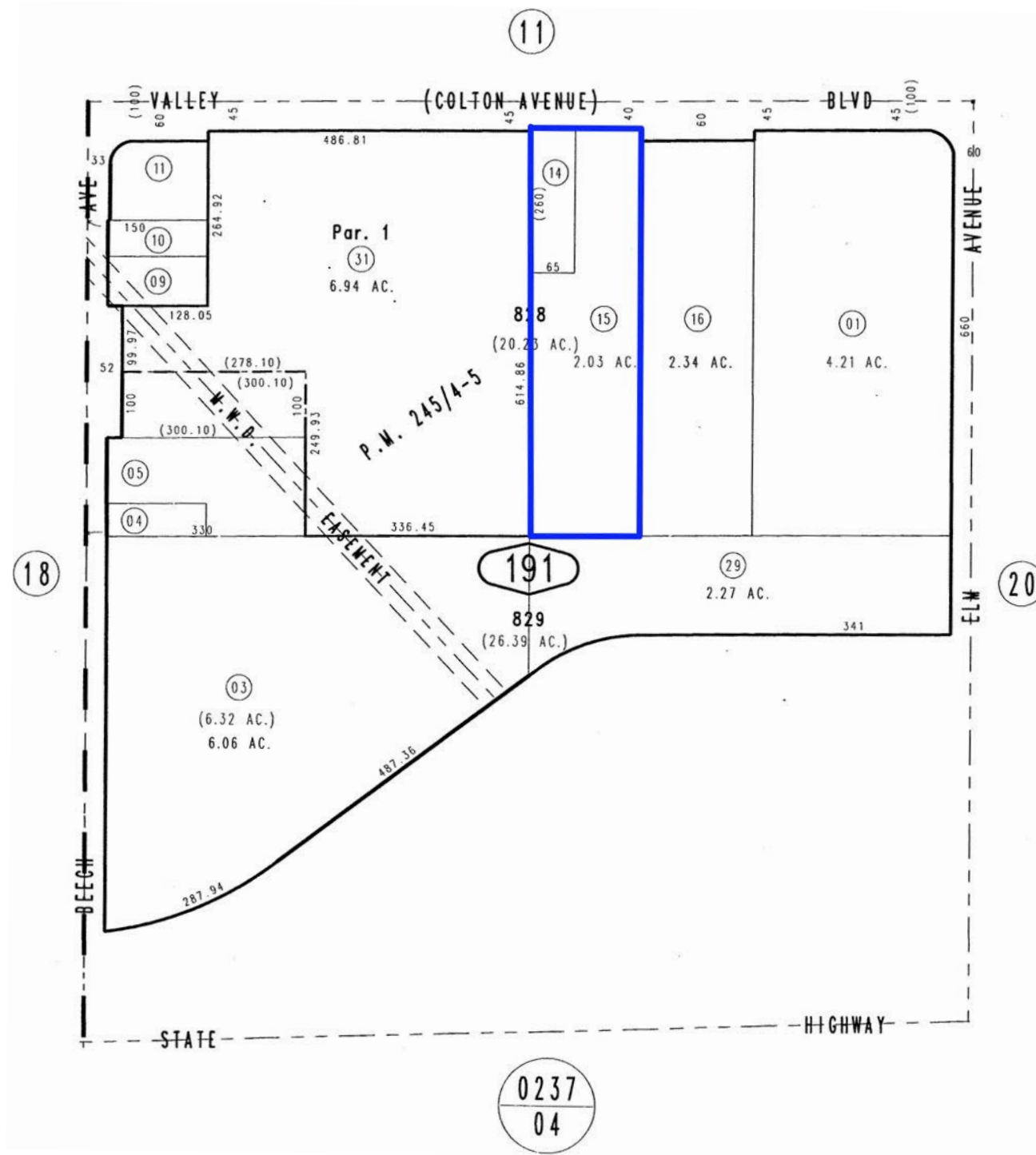
SITE PLAN

15405 & 15419 Valley Blvd., Fontana, CA 92335

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Plat Map





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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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