

±9.4 ACRES (±409,462 SF) OF LAND

15228 BOYLE AVE., FONTANA, CA



Voit

REAL ESTATE SERVICES

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SPECIFICATIONS



Address 15228 Boyle Ave., Fontana, CA



Land Size ±9.4 AC (±409,462 SF)



- APN's**
- 0237-021-01
 - 0237-021-02
 - 0237-021-03
 - 0237-021-04
 - 0237-021-05
 - 0237-021-06
 - 0237-021-07
 - 0237-021-08



Lot Dimensions ±990' x ±414'



- Zoning**
- City of Fontana
 - South West Industrial Park
 - Freeway Industrial District (FID)



Location Close Proximity to the 10 & 15 Freeway, Union Pacific Railroad West Colton Intermodel Yard, BNSF San Bernardino Intermodel Yard





Southwest Industrial Park Specific Plan

Freeway Industrial/Commercial District

Table 6-2 – Allowable Land Uses and Permit Requirements	
Land Use	Permit Requirement
	P = Use Permitted by Right *C* = Conditional Use Permit Required *M* = Minor Use Permit Required
Freeway Industrial/Commercial District	
Entertainment, Recreation and Public Assembly Uses	
Adult Businesses	Municipal Code §30-11 & Municipal Code Chapter 15, Article XVII
Open Space / Park	P
Public Assembly Facilities	C
Recreational Facilities	M
Industry, Manufacturing, and Processing Uses	
Flex-Tech Multi-Use Facilities (3)	P
Handcraft Industry/Small-Scale Manufacturing	P
Manufacturing, Light	
<ul style="list-style-type: none"> Appliance Manufacturing Electronics & Equipment Glass Product Fabrication Paper Product Manufacturing Product Assembly and Distribution 	P
Research and Development	P
Residential Uses	
Caretaker Housing (2)	C
Retail Uses	
Alcohol Sales, Off-Site/On-Site	C
Factory/Warehouse Outlet Store	P
Retail Sales, General (4)	P
Service Uses	
Business Support Services	P
Catering Services	P
Financial Facilities	P
Food Service	
<ul style="list-style-type: none"> Outdoor Dining Restaurants 	P
Hotel	P
Motel (1)	C
Industrial Repair	C
Mini Storage Facility (not allowed adjacent to I-10 freeway)(4)	P
Offices	P
Personal Services	P
School, Commercial	M

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Southwest Industrial Park Specific Plan

Freeway Industrial/Commercial District

Table 6-2 – Allowable Land Uses and Permit Requirements (continued)	
Land Use	Permit Requirement
	P = Use Permitted by Right *C* = Conditional Use Permit Required *M* = Minor Use Permit Required
Freeway Industrial/Commercial District	
Motor Vehicle	
Car Wash/ Detailing	M
Motor Vehicle Rental, Sales, and Leases	C
Service Stations (4)	C
Specialty or Antique Automotive Sales	C
Truck Sales	C
Truck Stops (4)	C
Vehicle Auctions	P
Distribution, Wholesaling and Warehousing Uses	
Warehousing Facilities	P
Transportation, Communications and Infrastructure Uses	
Antennas	M
Broadcasting Offices or Studios	P
Parking Structures (4)	P
Recycling Facility	
<ul style="list-style-type: none"> Consumer Recycling Facilities (not allowed on parcels fronting the I-10 freeway) (4) 	C
Other Uses	
Drive-Through Uses (4)	M
Outdoor Display & Sales	M
Public Facilities	P
Temporary Uses	Municipal Code Chapter 30, Division 14 (Temporary Use)

- (1) Motels are only permitted at Truck Stop locations
- (2) See Section 6.4D
- (3) See Section 6.9E
- (4) See Section 6.9F

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Hemlock Ave

Boyle Ave

For More Information, Please Contact:

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