



GTS GROUP

OFFERING MEMORANDUM

14578 VALLEY BOULEVARD | FONTANA, CALIFORNIA 92335

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
Local Expertise. International Reach. World Class.

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard | Ontario, California 91764
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Corporate ID: 00976995

JOHN SEOANE, SIOR

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

COMPANY OVERVIEW



GTS GROUP

With over 50 years of experience in the transportation and logistics industry, **Green Trucking Solutions (GTS)** was founded on a vision to revolutionize trucking. Understanding the challenges drivers and fleet owners face, **GTS** was built to create innovative, cost-effective solutions that make an operator's job easier while driving sustainability forward.

With operations in **Fontana, Apple Valley, and Carson**, **GTS** provides **full sales and service coverage** for fleets throughout Southern California. Each facility is equipped to support diesel, electric, and hydrogen trucks, ensuring customers have access to trusted expertise and complete lifecycle support.

Their Mission is to accelerate fleet decarbonization through practical, scalable solutions. Their Vision is for a zero-emissions future powered by innovation and integrity. Their Values are to continue to lead with transparency, commitment, innovation and customer success.

Those principles have guided everything that they do - from helping fleets access incentive programs to supporting the transition to next-generation power-trains.

Please click on the play button above for a highlight video of GTS Trucks and 14578 Valley Boulevard in Fontana.

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OFFERING SUMMARY

ASKING PRICE
\$19,000,000.00

OCCUPANT
GTS TRUCKS

OPERATING EXPENSES
CALL FOR DETAILS

SALE TYPE
INVESTMENT OR
OWNER/USER

OCCUPANCY
100%

BUSINESS TYPE
SALES, LEASING, SERVICE, REPAIR
AND FINANCING OF DIESEL,
ELECTRIC AND HYDROGEN
TRUCKS

ANNUAL SALES
CALL FOR DETAILS

COMPANY WEBSITE
WWW.GTSTRUCKS.COM

FINANCIALS AVAILABLE UPON REQUEST, PLEASE CONTACT FOR ADDITIONAL INFORMATION.

DO NOT DISTURB CURRENT OCCUPANT.



PROPERTY INFORMATION

ADDRESS 14578 VALLEY BOULEVARD | FONTANA

BUILDING SIZES

BUILDING ONE ±4,203 SQUARE FEET OF FIRST FLOOR OFFICE / SHOWROOM & SECOND FLOOR OFFICE

BUILDING ONE ±4,216 SQUARE FOOT WORKSHOP

BUILDING TWO ±2,568 SQUARE FEET OF FIRST & SECOND FLOOR OFFICE

BUILDING TWO ±2,237 SQUARE FOOT CARPORT

BUILDING THREE ±2,641 SQUARE FEET OF FIRST & SECOND FLOOR OFFICE

BUILDING THREE ±10,913 SQUARE FOOT WORKSHOP

BUILDING REHABS COMPLETED IN 2022 / 2023

CLEARANCE HEIGHTS 15' TO 18'

LOADING DOORS FIVE (5) GROUND LEVEL DOORS

POWER 400 AMPS, 277/480 VOLTS (verify)

LAND SIZE ±2.55 ACRES OF LAND

YARD FULLY FENCED, PAVED & SECURED

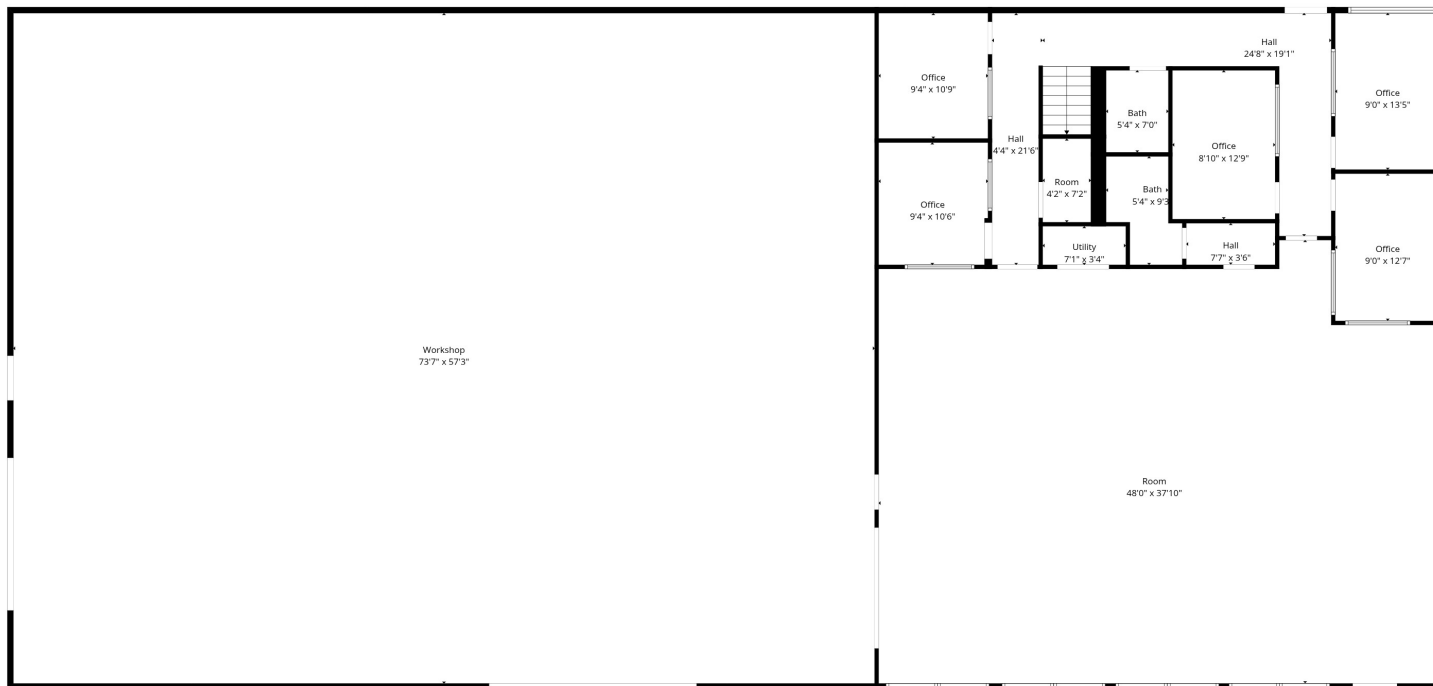
ZONING COUNTY OF SAN BERNARDINO:
SPECIAL DEVELOPMENT ZONE (SD-IND)



BUILDING ONE

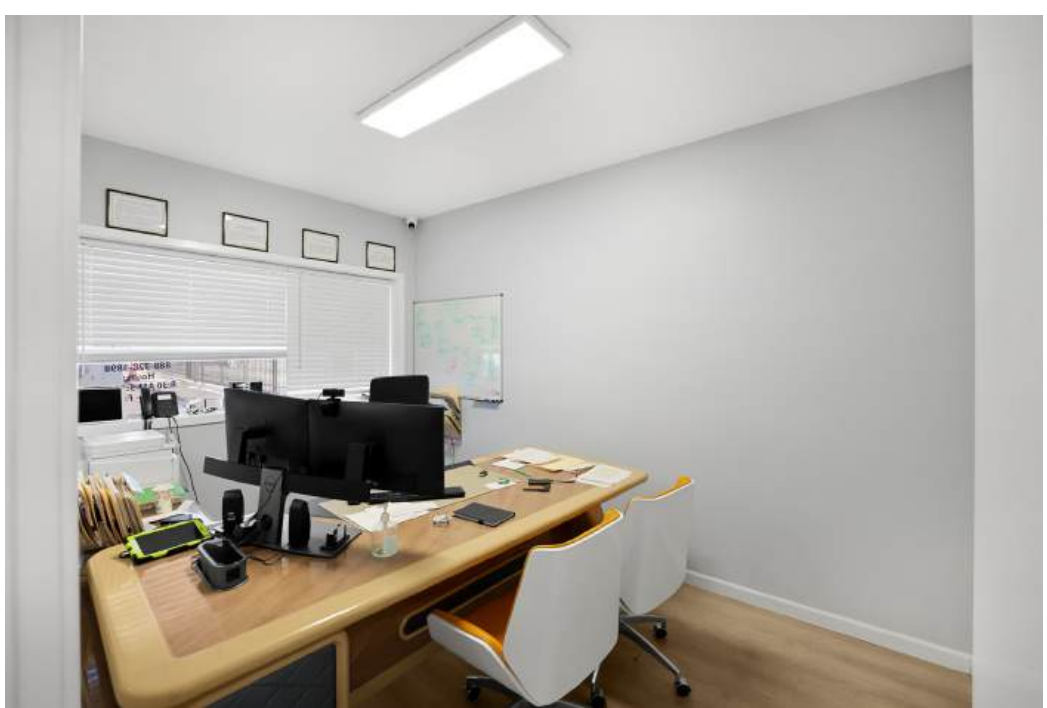
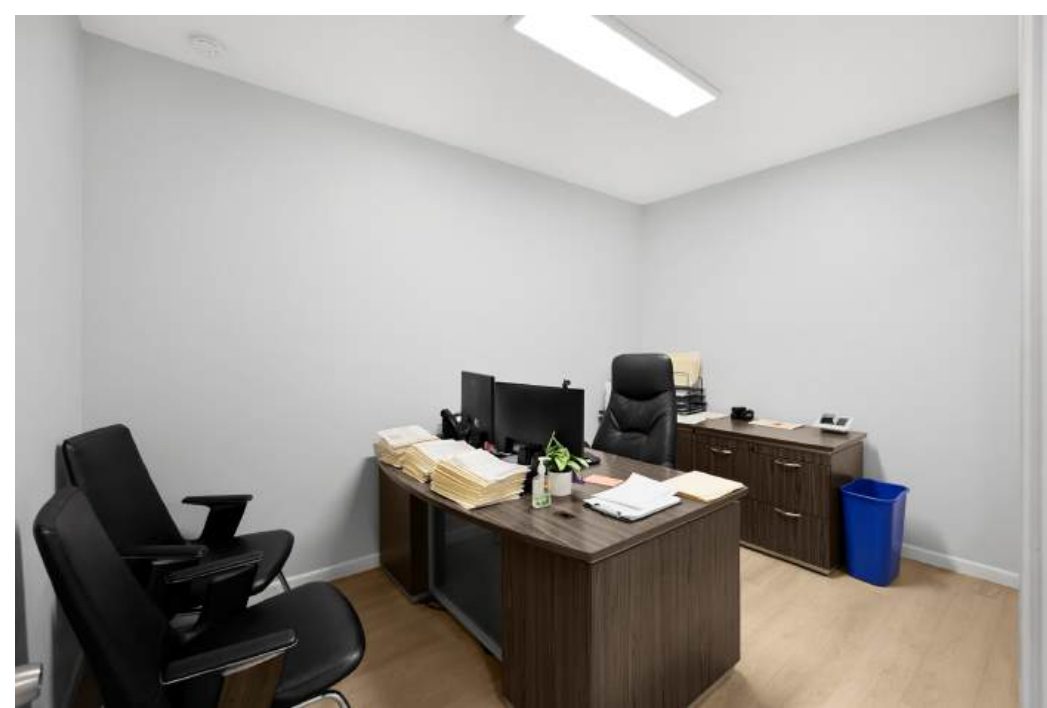


±4,216 SF
WORKSHOP



FIRST FLOOR
±3,126 SF

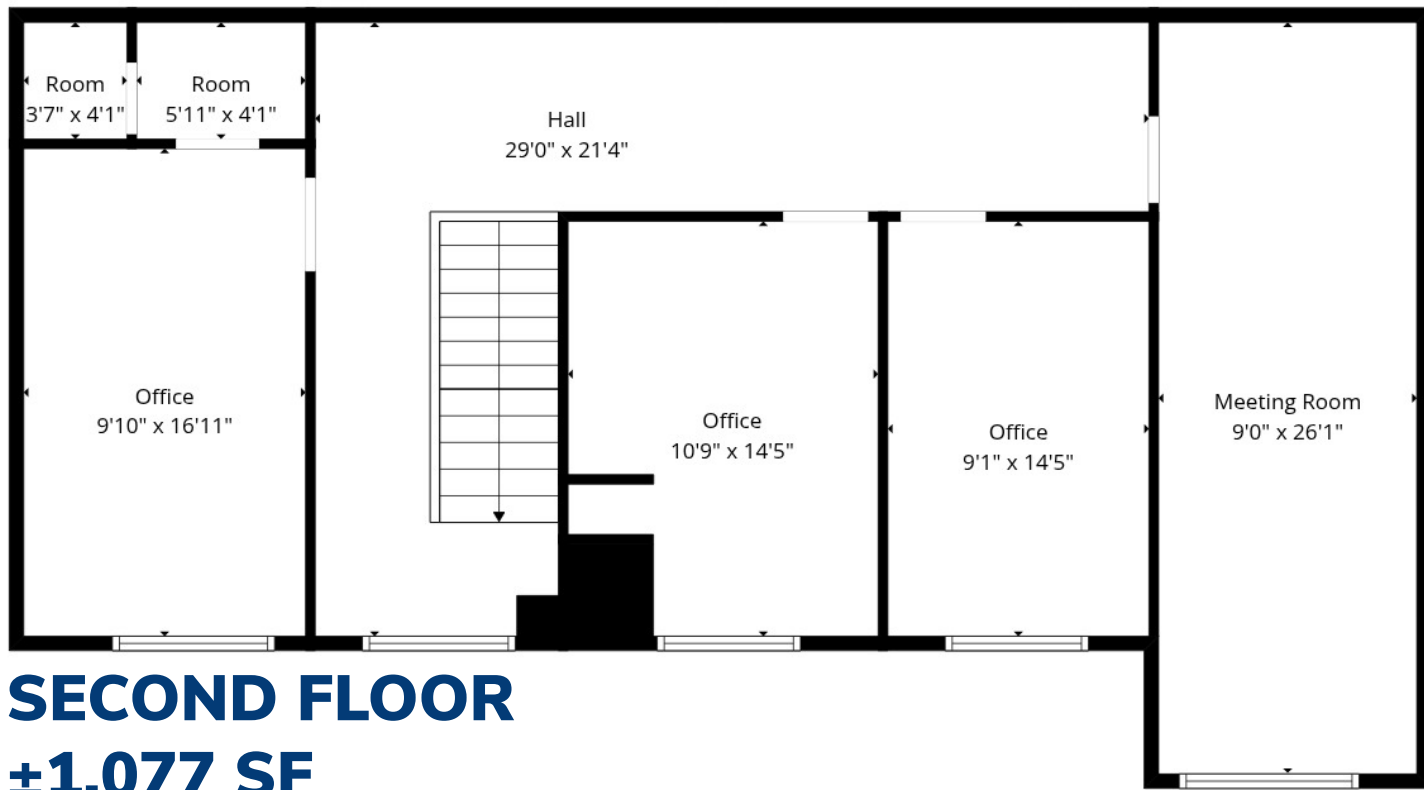




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BUILDING ONE



SECOND FLOOR ±1,077 SF

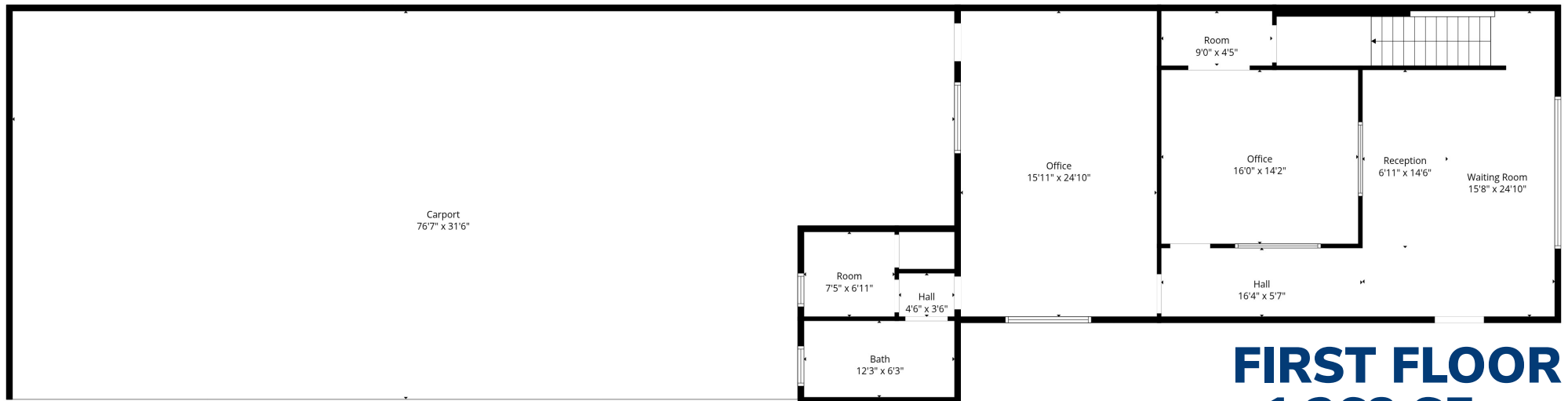




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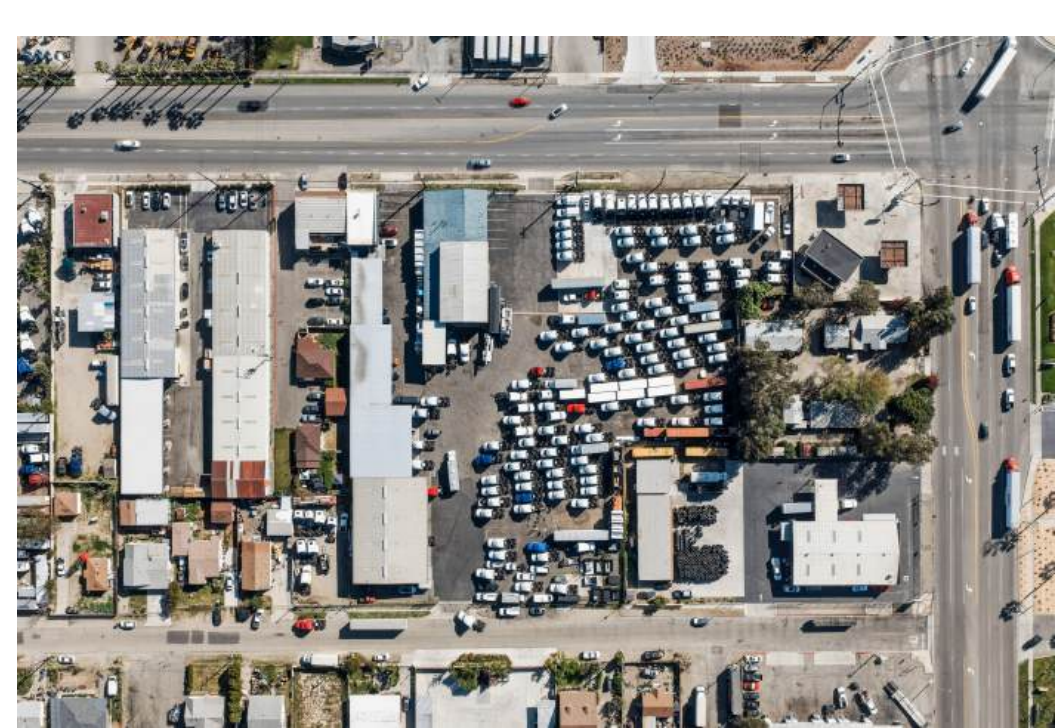


BUILDING TWO



**CARPORT
±2,237 SF**

**FIRST FLOOR
±1,368 SF**



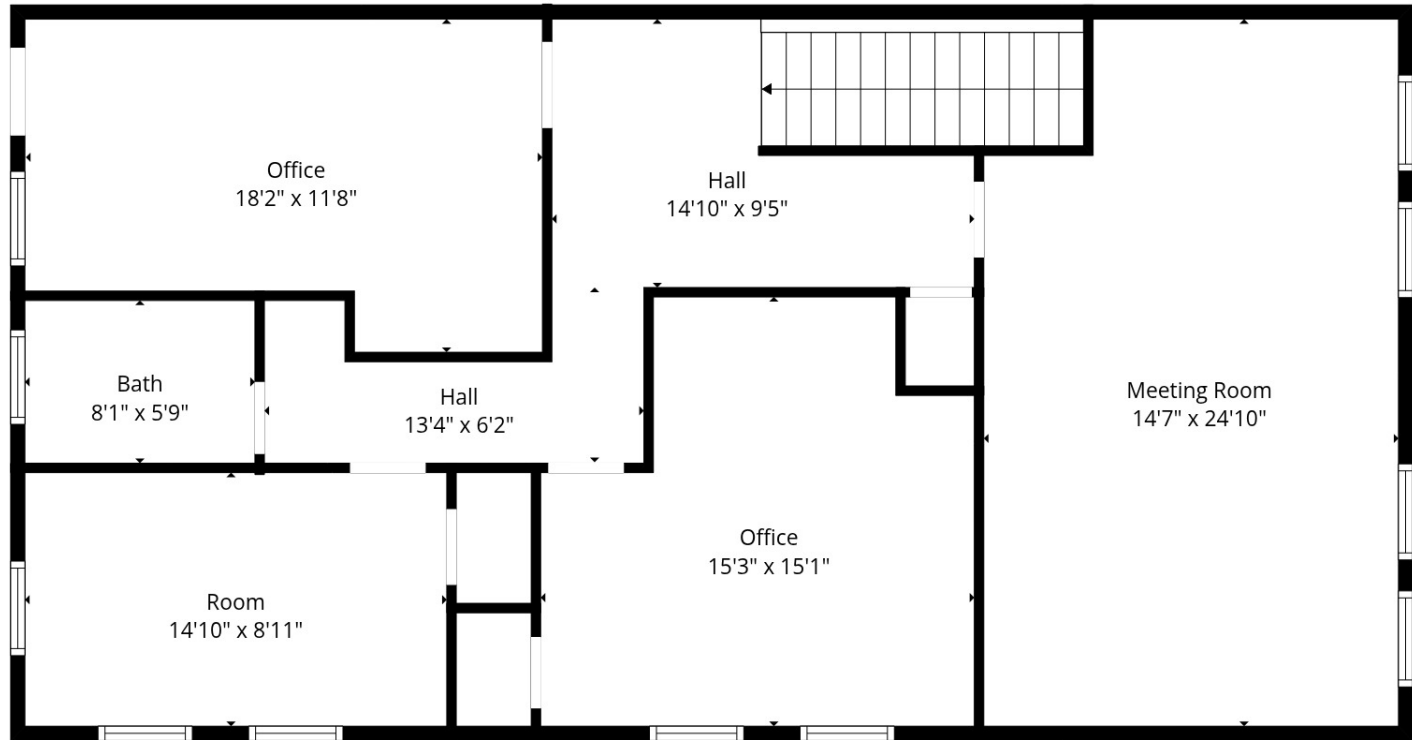
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EXIT



**SECOND FLOOR
±1,200 SF**





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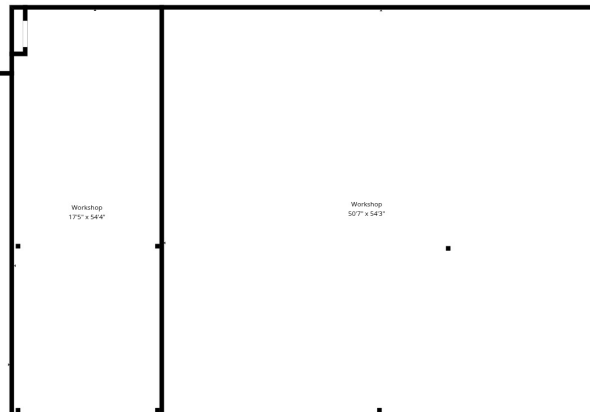
BUILDING THREE



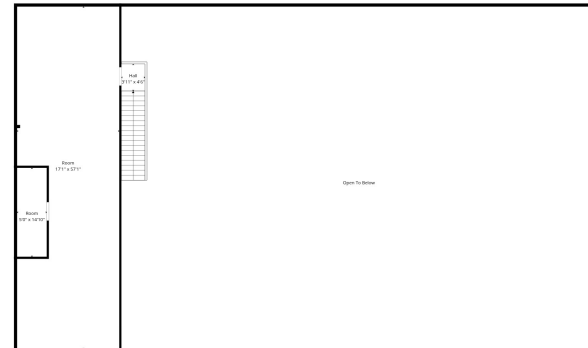
±1,420 SF



±1,221 SF



±10,913 SF





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SITE

±57.4 MILE
DRIVING
DISTANCE TO

**HOLLYWOOD BURBANK
AIRPORT**



±6.8 MILE
DRIVING
DISTANCE TO

**ONTARIO
INTERNATIONAL AIRPORT**



±61.9 MILE
DRIVING
DISTANCE TO

**LOS ANGELES
INTERNATIONAL AIRPORT**



±57.1 MILE
DRIVING
DISTANCE TO

**LONG BEACH
AIRPORT**



±61 MILE
DRIVING
DISTANCE TO

**PORTS OF LOS ANGELES
& LONG BEACH**

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FOR MORE INFORMATION, PLEASE CONTACT:

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COMMERCIAL REAL ESTATE SERVICES
ONTARIO

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