

**FOR LEASE | ±50,509 SF**

**10665 REDWOOD AVE. | FONTANA, CA**

**SPRINKLERED CANOPY ON ±4.31 ACRES**



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**COMMERCIAL REAL ESTATE SERVICES**

# PROPERTY HIGHLIGHTS



**±50,509 SF**  
Sprinklered Canopy



**±4.31 AC**  
Lot Size



**±720**  
Mobile Office Trailer (Verify)



**1,200 Amps**  
Power (Verify)



**Fully Paved**  
and Secured Yard



**SWIP**  
Zoning: Slover Central  
Manufacturing / Industrial District  
(Verify All Uses w/ City of Fontana)

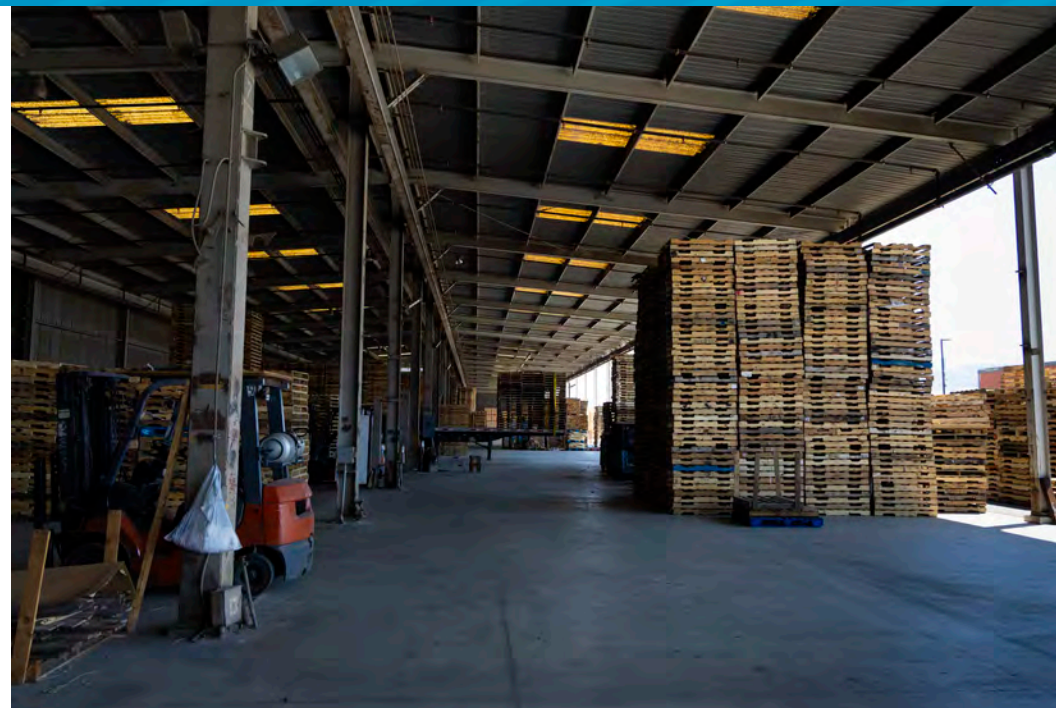
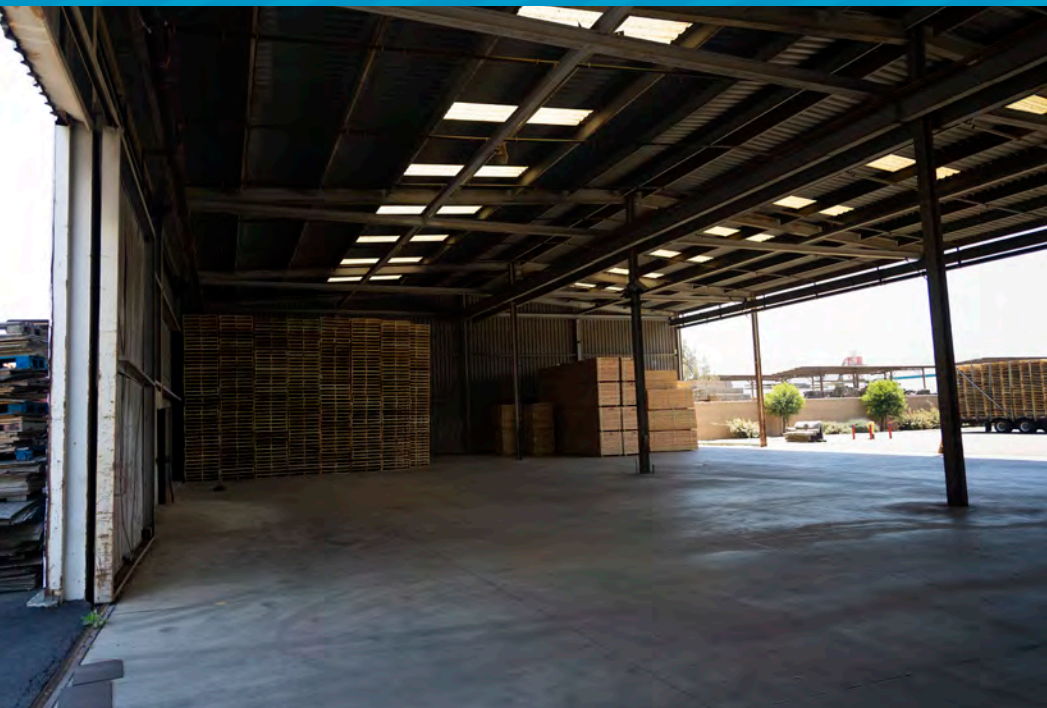


# SITE PLAN



\*NOT TO SCALE



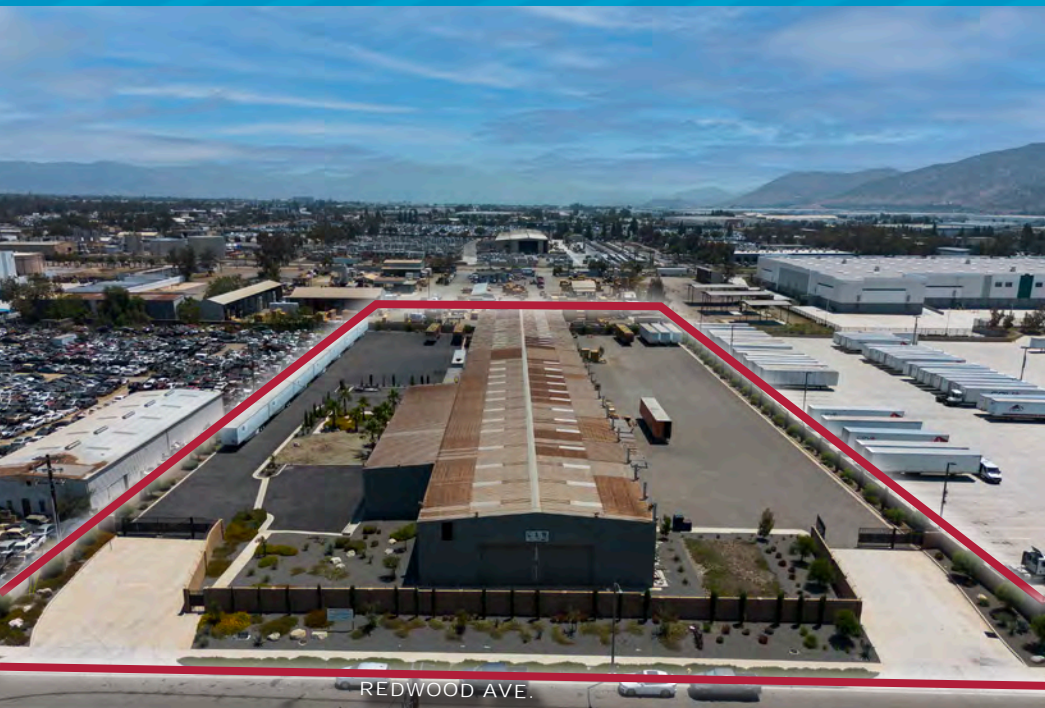


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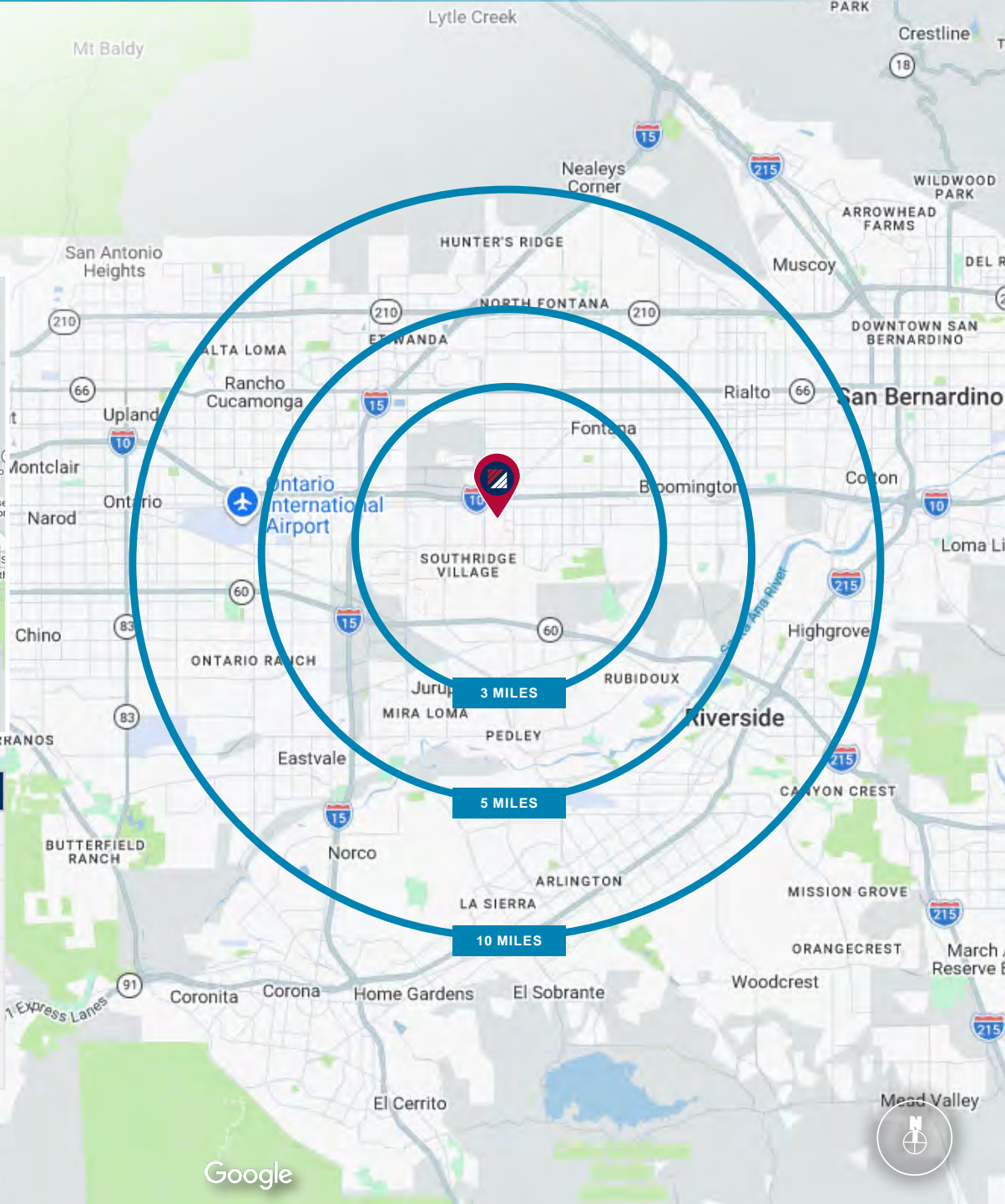
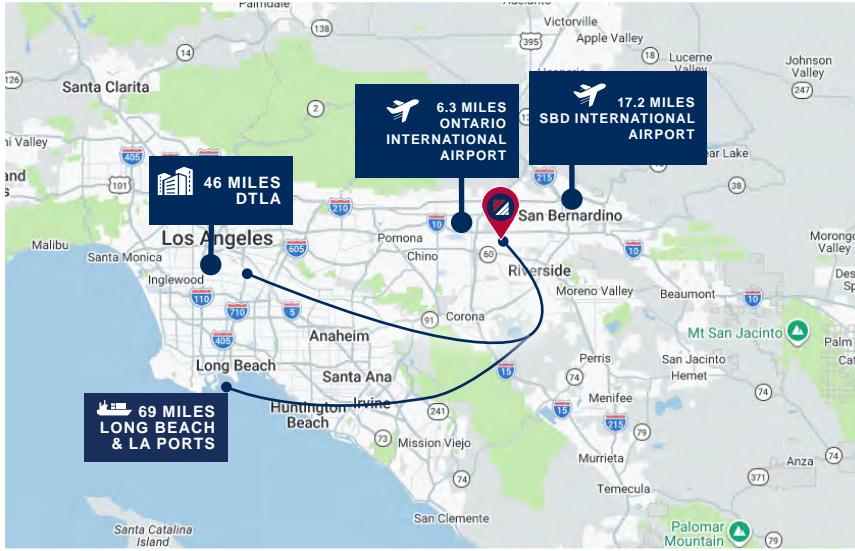
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



# LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	79,836	258,558	1,141,202
2025 Population	76,460	254,270	1,150,080
2030 Population Projection	76,406	256,013	1,166,428
Avg Household Income	\$107,856	\$113,075	\$118,184
Median Household Income	\$92,253	\$95,184	\$96,970
Total Specified Consumer Spending (\$)	\$751.7M	\$2.6B	\$12.6B

ON/OFF  
RAMP



# AMENITIES MAP

RUSH TRUCK  
CENTERS-FONTANA

SOUTH  
START LOGISTICS

BEST BRO'S DIESEL  
TRUCK REPAIR

BAR NONE  
AUCTION

DEDEAUX  
PROPERTIES

BROOKFIELD  
PROPERTIES

SLOVER AVE.

SUBJECT  
PROPERTY

VAN MATRE  
LUMBER CO. INC

OLD CASTLE  
INFRASTRUCTURE

FORGED METALS

ESTES  
EXPRESS LANES

MANHEIM SOUTHERN  
CALIFORNIA

TERESI TRUCKING

REDWOOD AVE.

LIVE OAK AVE.

MANHEIM  
AUTO AUCTION

CEVA LOGISTICS

CMC CABLE

COASTER FURNITURE  
DISTRIBUTION CENTER

BEECH AVE.

SMART  
WAREHOUSING

SAIA LTL FREIGHT

WPT COMMERCE  
CENTER

SANTA ANA AVE.

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