

FOR SUBLEASE
±9.38 ACRES

INDUSTRIAL OUTDOOR STORAGE FACILITY

10541-10641 MULBERRY AVENUE | FONTANA, CA 92337
SLOVER WEST INDUSTRIAL PARK SPECIFIC PLAN (SWIP)



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HIGHLIGHTS

- » ±9.38 Acres of Fully Fenced Industrial Outdoor Storage (IOS)
- » Partially Paved with the Majority Improved with Base-Compacted Crushed Aggregate
- » Located within the Slover West Industrial Park Specific Plan (SWIP)
- » Immediate Access to Major Transportation Corridors Including I-10, I-15, SR-60, and I-210
- » Rare Large-Acreage IOS Opportunity in the Heart of Fontana's Premier Industrial Market
- » Can Fit Approximately 250 Trailers with Access to All and 500 Trailers Stacked
- » Seven (7) Ground Level Roll-Up Doors
- » Fully Fenced and Lit Yard
- » 400 Amps of Power Per Shop
- » Available 30 Days from a Signed Lease
- » **Sublease Through December 31, 2027**

PROPERTY PROFILE

IDEAL USES



TRANSPORTATION
& LOGISTICS



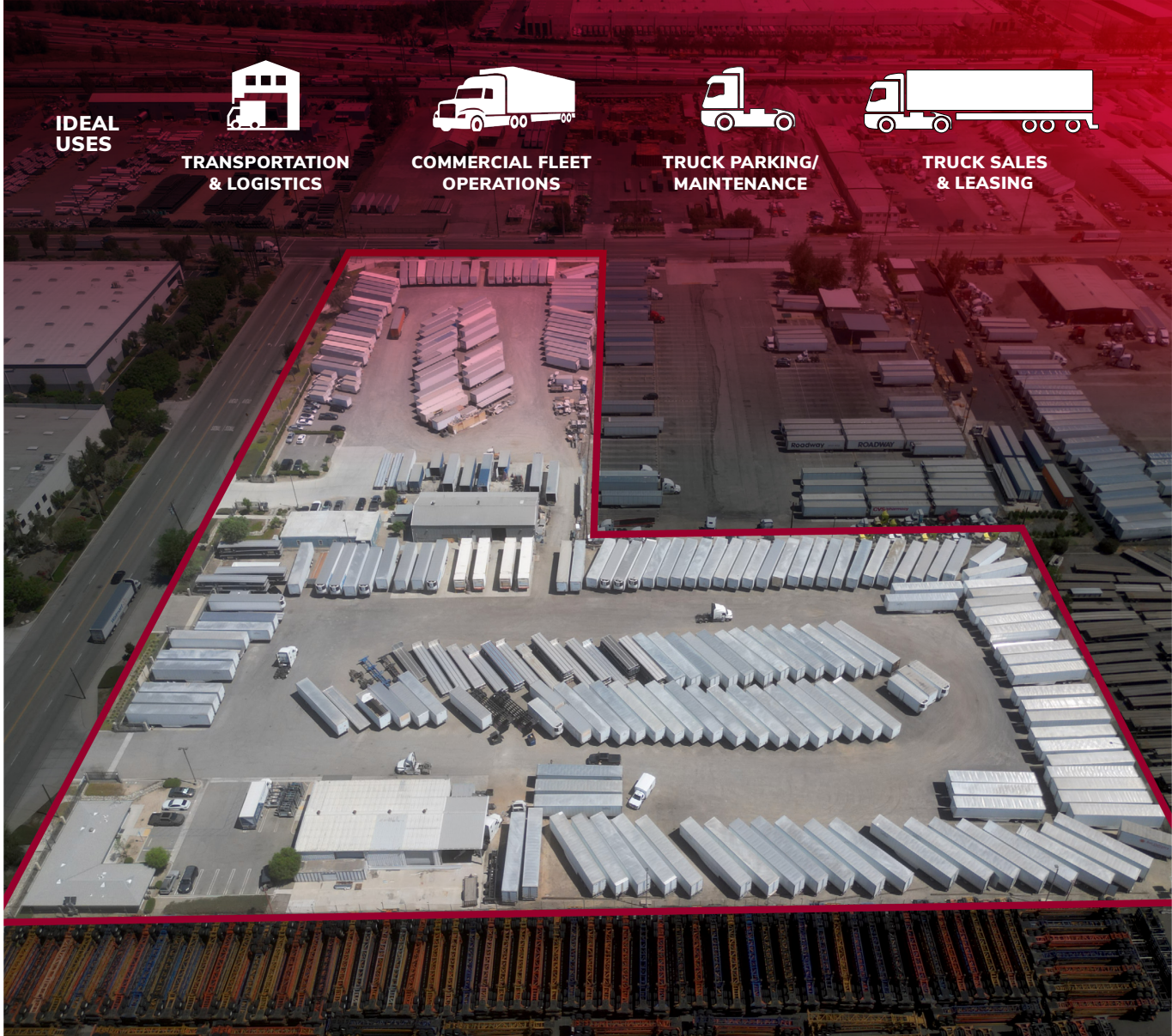
COMMERCIAL FLEET
OPERATIONS



TRUCK PARKING/
MAINTENANCE



TRUCK SALES
& LEASING



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NEIGHBORING TENANTS

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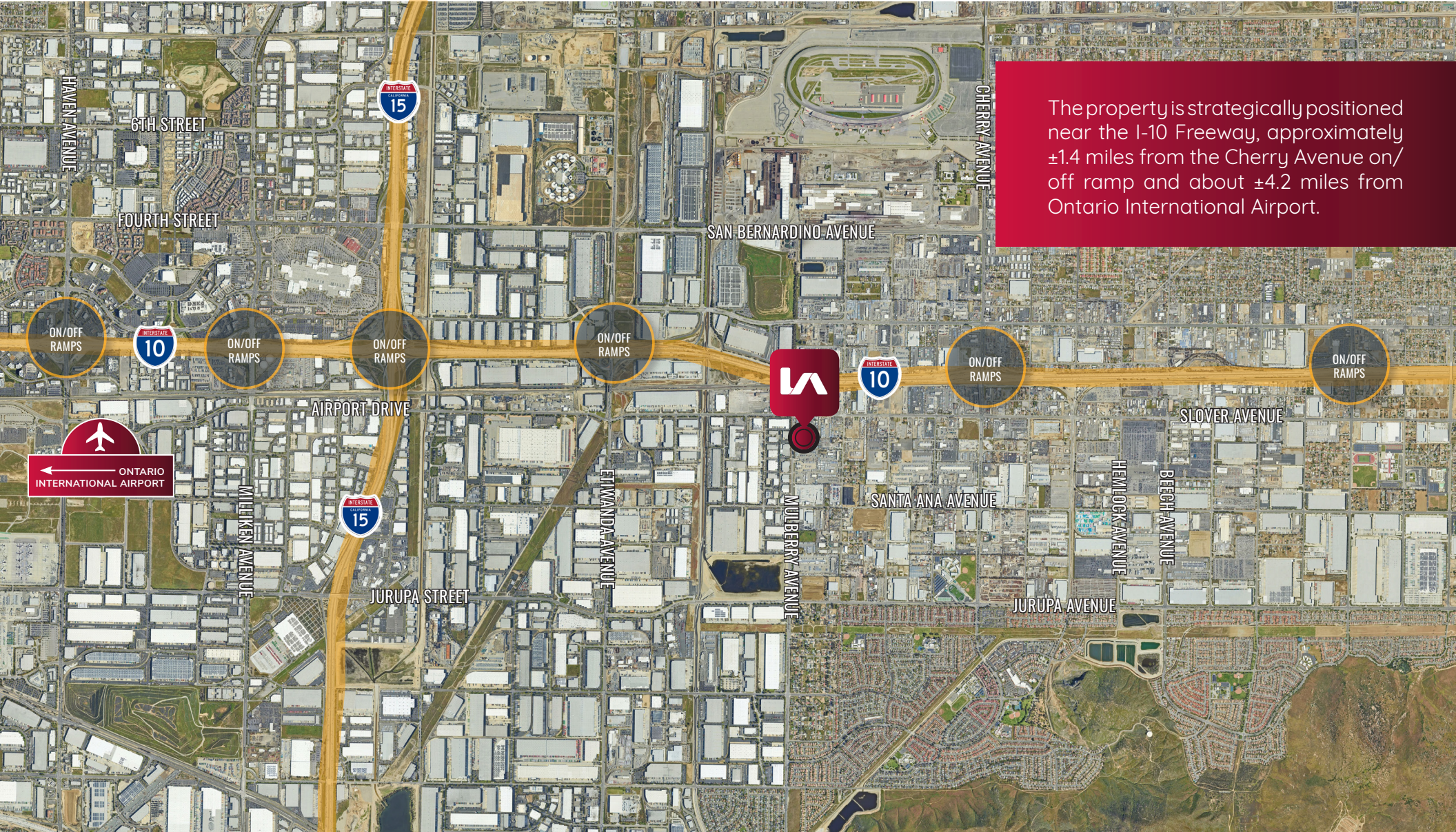
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The property is strategically positioned near the I-10 Freeway, approximately ± 1.4 miles from the Cherry Avenue on/off ramp and about ± 4.2 miles from Ontario International Airport.

LOCATION MAP

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PROPERTY PHOTOS

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FOR MORE INFORMATION

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