FOR SALE: ±2.5 ACRE INDUSTRIAL LOT WITH OFFICE

10407 ELM AVENUE, FONTANA, CA 92337



PROPERTY FEATURES

- ±2.5 AC with ±2,097 SF office
- Yard with approved CUP for truck service repair (verify conditions of approval)
- ±2,097 SF house remodeled for office
- Proposed ±8,000 SF truck repair shop
- 2 Gates
- FID (Freeway Industrial / Commercial District) Southwest Industrial Specific Plan



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID#: 01048055
www.lee-associates.com

BIG YARD BUILDING BROKERS

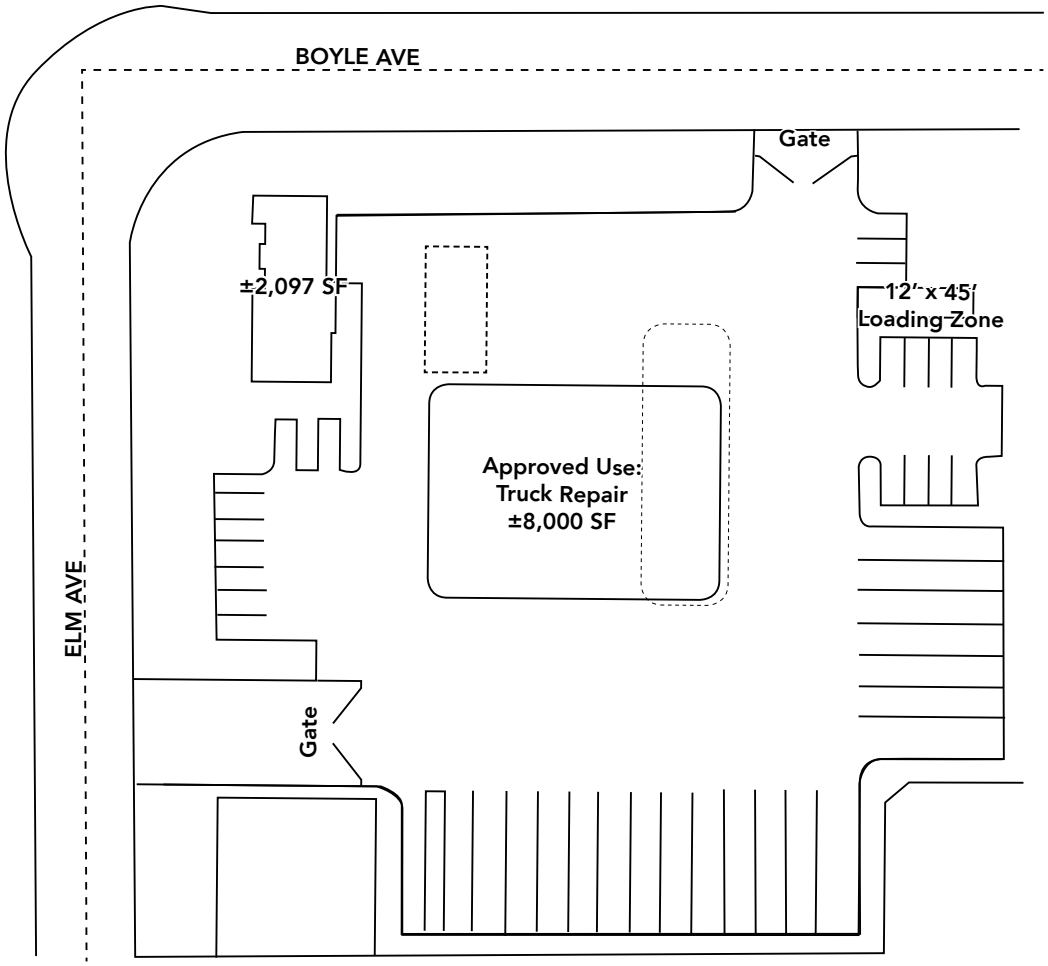
ALEXEY ZABOLOTSKIKH | 951.276.3606 | ALEX@LEERIVERSIDE.COM | BRE#: 01428540
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SITE PLAN



APPROXIMATE COSTS PAID*	
• CUP Fees:	$48,000.00
• Grading Work and Permit:	$96,000.00
• Office Conversion and Demo:	$177,000.00
• Architect and Engineering:	$160,000.00
• Building Design:	$10,000.00
± Total Costs and Fees Paid:	$491,000.00*

CLICK HERE FOR PERMIT CONDITIONS

*Information Obtained from the Seller.

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