



Available SF: 110,817

Total Building SF: 110,817



**Address:** 7801 Cherry Ave, Fontana, CA 92336  
**Cross Streets:** Cherry Ave / Meyer Canyon Rd

**Class "A" Distribution/MFG Facility  
 High Exposure Cherry Ave Location  
 Good Access To 10/15/210 Freeways  
 Fenced Yard With Drive Around Capability  
 Corporate Offices With Elevator  
 Minutes To Ontario Airport / California Speedway**

**Price/SF:** \$86.63  
**Sale Price:** \$9,600,000  
**Taxes:** --  
**Available SF:** 110,817  
**Prop Lot Size:** 225,859 SF / 5.19 AC  
**Yard:** Fenced  
**Zoning:** M2

**Construction Type:** Tilt-up  
**Const Status/Year Blt:** EXIST / 1988  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 2 / 12 x 12  
**Dock High/Dim:** 4 / 12 x 14  
**Clear Height:** 26  
**Heat/Cool:** Heating Ventilation AC  
**Roof Type:** --  
**A:** 2,800 **V:** 480 **Ø:** 3 **W:** 4  
**Parking: Ratio:** 1.1:1 / **Spaces:** 124  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 13,515 / 7  
**Restrooms:** 4  
**Office Air:** -- **Office Heat:** --  
**Finished Ofc Mezz:** 6,700 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** --  
**Include In Available:** No  
**Possession:** COE  
**To Show:** Call Agent  
**Region:** Inland Empire West  
**Thomas Guide:** 574-C7  
**APN#:** 1110-141-01-0000

**Listing Company:** Realty Advisory Group, Inc. - Los Angeles (213) 627-3338

**Agents:** John Repstad (213) 892-8881x269, Mark Repstad (213) 892-8881 x369

**Property/Listing/Ste #:** 1066904/575332

**Listing Date:** 07/08/2011

**FTCF:** CB000N000S200/AOAA

**Notes:** Sale Terms: Acceptable To Owner. Please verify all information. Sprinkler: .60/3000 GPM. Also available for lease.



# \*AVAILABLE\*

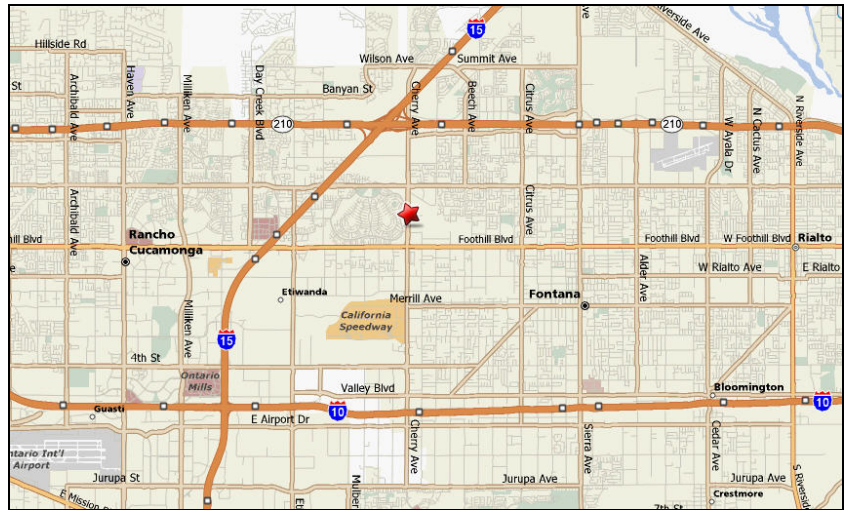
## CLASS "A" DISTRIBUTION FACILITY



**7801 CHERRY AVENUE, FONTANA, CA 92336**

### HIGHLIGHTS:

- 110,817 SF
- 228,690 SF OF LAND
- 13,515 SF OF HIGH IMAGE OFFICE SPACE
- 26' MINIMUM CLEARANCE
- FENCED YARD
- GOOD ACCESS TO 10/15/210 FREEWAYS



### **FOR MORE INFORMATION CONTACT:**

**JOHN REPSTAD: (213) 892-8881 x 269 EMAIL: [JREPSTAD@RAGINC.COM](mailto:JREPSTAD@RAGINC.COM)**

**MARK REPSTAD: (213) 892-8881 x 369 EMAIL: [MREPSTAD@RAGINC.COM](mailto:MREPSTAD@RAGINC.COM)**

BINSWANGER / REALTY ADVISORY GROUP  
REGIONAL – NATIONAL – INTERNATIONAL REAL ESTATE  
545 SOUTH FIGUEROA STREET, SUITE 1209  
LOS ANGELES, CA 90071  
(213) 892-8881 – FAX (213) 627-6526  
[WWW.BINSWANGER.COM](http://WWW.BINSWANGER.COM) / [WWW.RAGINC.COM](http://WWW.RAGINC.COM)





# \*AVAILABLE\*

7801 CHERRY AVENUE, FONTANA, CA 92336

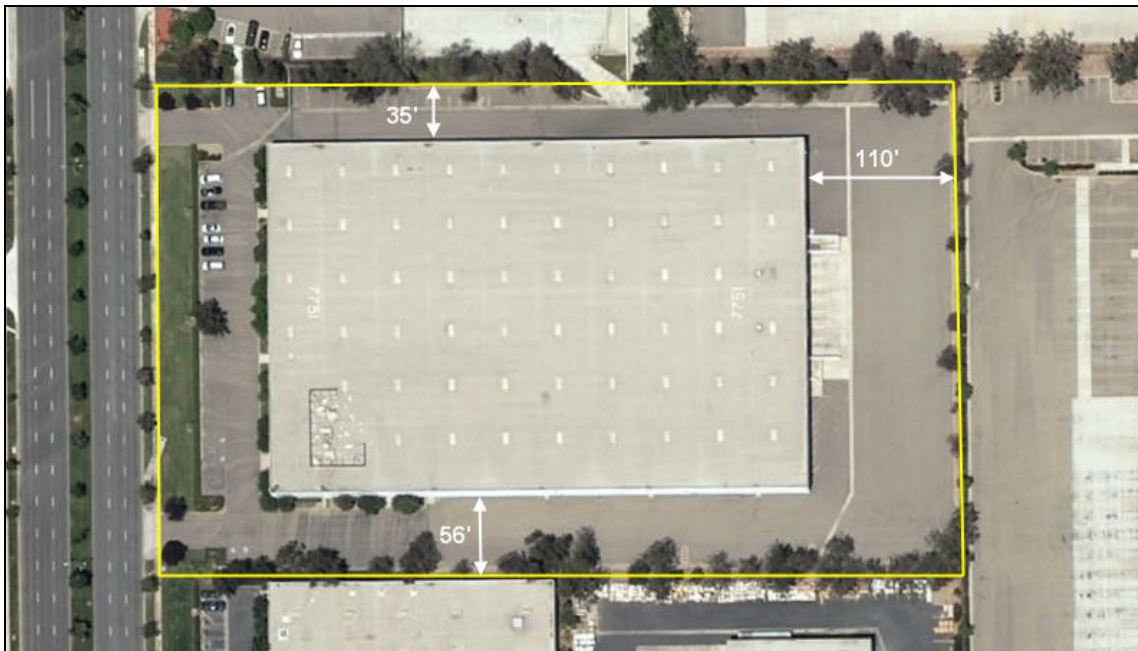
FACING EAST



FACING WEST



OVERHEAD



**FOR MORE INFORMATION CONTACT:**

**JOHN REPSTAD: (213) 892-8881 x 269 EMAIL: [JREPSTAD@RAGINC.COM](mailto:JREPSTAD@RAGINC.COM)**

**MARK REPSTAD: (213) 892-8881 x 369 EMAIL: [MREPSTAD@RAGINC.COM](mailto:MREPSTAD@RAGINC.COM)**

BINSWANGER / REALTY ADVISORY GROUP  
REGIONAL – NATIONAL – INTERNATIONAL REAL ESTATE  
545 SOUTH FIGUEROA STREET, SUITE 1209  
LOS ANGELES, CA 90071  
(213) 892-8881 – FAX (213) 627-6526  
[WWW.BINSWANGER.COM](http://WWW.BINSWANGER.COM) / [WWW.RAGINC.COM](http://WWW.RAGINC.COM)

