



INDUSTRIAL PROPERTY FOR LEASE  
**14562 MANZANITA DR**  
FONTANA, CA 92335

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)

Presented By:

**TONY M. GUGLIELMO, CCIM**

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CalDRE #01301532

**ALLIED**   
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Building Size:	12,356 SF
Available SF:	12,356 SF
Lot Size:	36,624 SF
Year Built:	1988
Zoning:	M-1

## PROPERTY OVERVIEW

Introducing an exceptional opportunity for your business at 14562 Manzanita Dr in Fontana, CA. This prime industrial space is now available for sublease, boasting approx. +/-12,356 sq. ft. building with approx. +/-2,280 sq. ft. two-story office space. Featuring 600 Amps of 3 Phase Power and 6 ground level roll up doors. 20' ceiling height and a private fenced yard. Contact the agent for more info or to tour the property.

## PROPERTY HIGHLIGHTS

**TONY M. GUGLIELMO, CCIM**

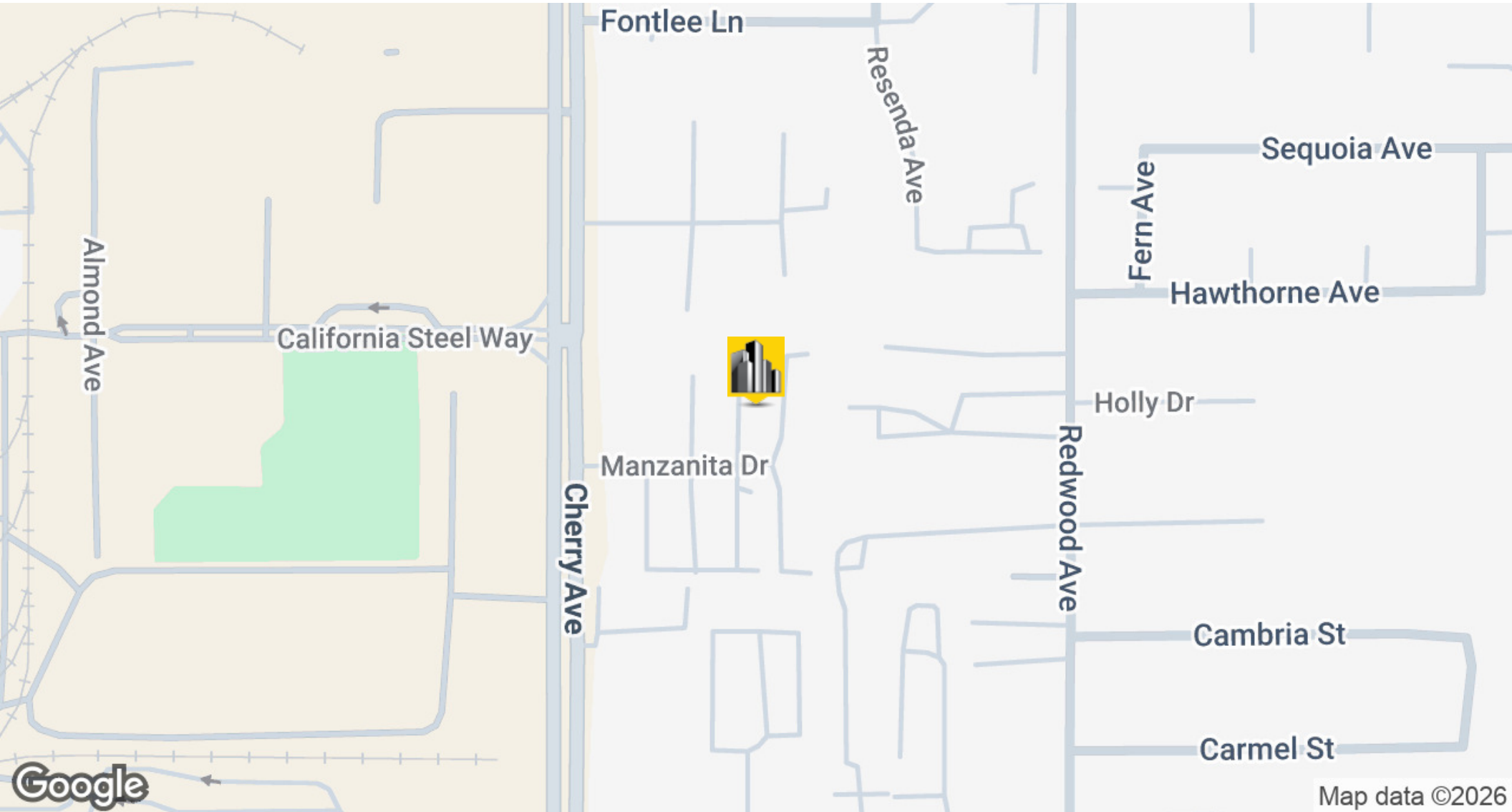
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# LOCATION MAP



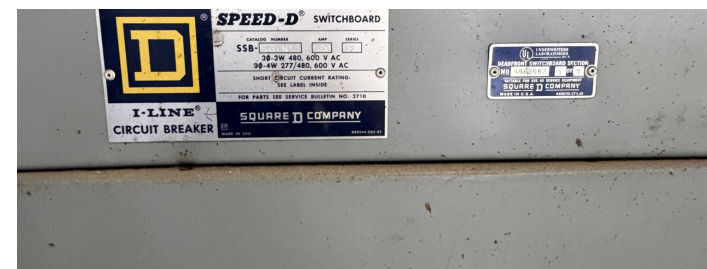
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# ADDITIONAL PHOTOS



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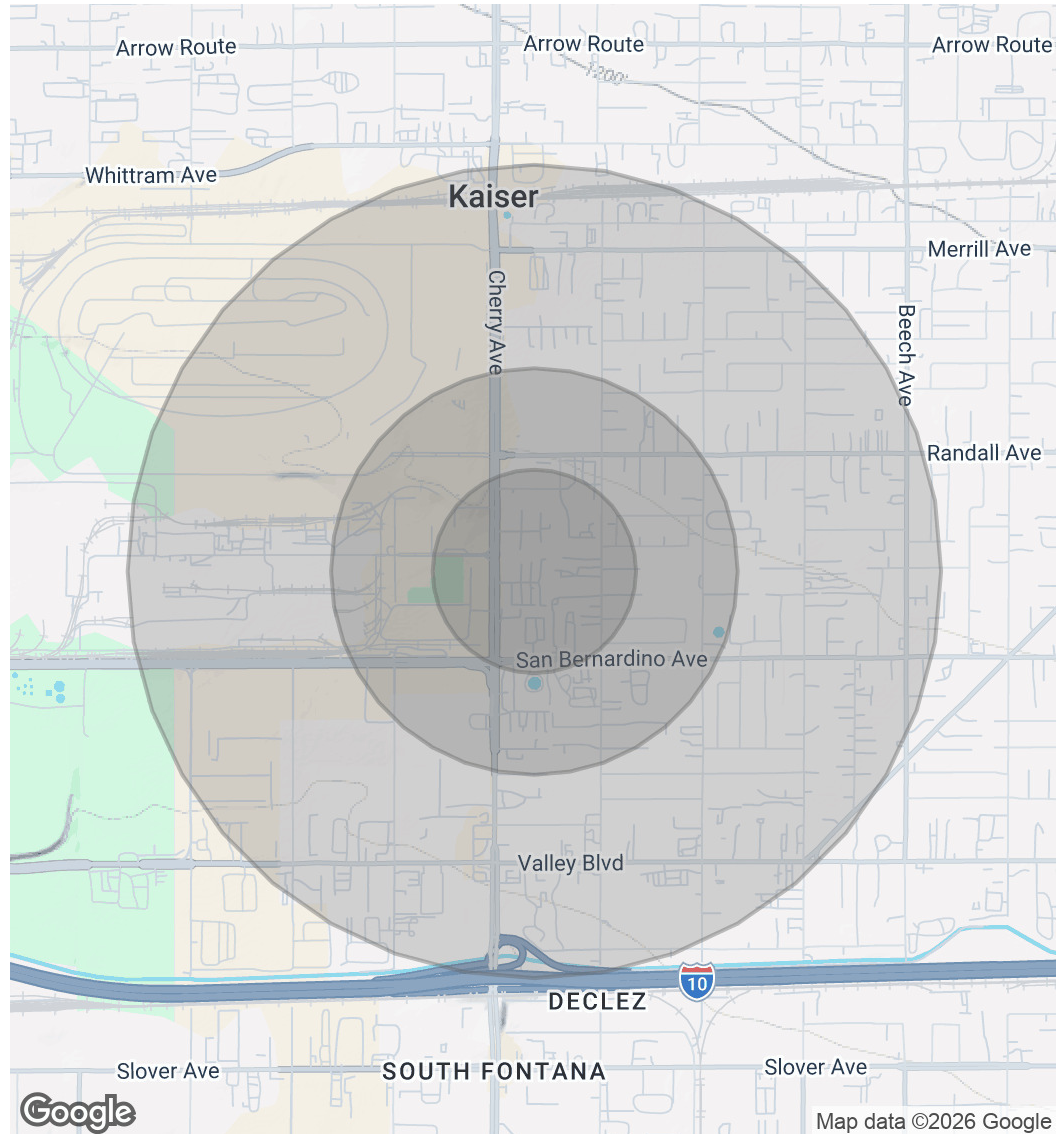
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	673	2,119	8,433
Average Age	35.4	35.4	36.0
Average Age (Male)	40.2	38.2	38.0
Average Age (Female)	32.1	33.2	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	130	466	2,016
# of Persons per HH	5.2	4.5	4.2
Average HH Income	\$134,059	\$117,694	\$108,495
Average House Value	\$423,123	\$446,743	\$435,692

2023 American Community Survey (ACS)



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