



INDUSTRIAL PROPERTY FOR LEASE

**32291 DUNLAP BLVD**

YUCAIPA, CA 92399

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

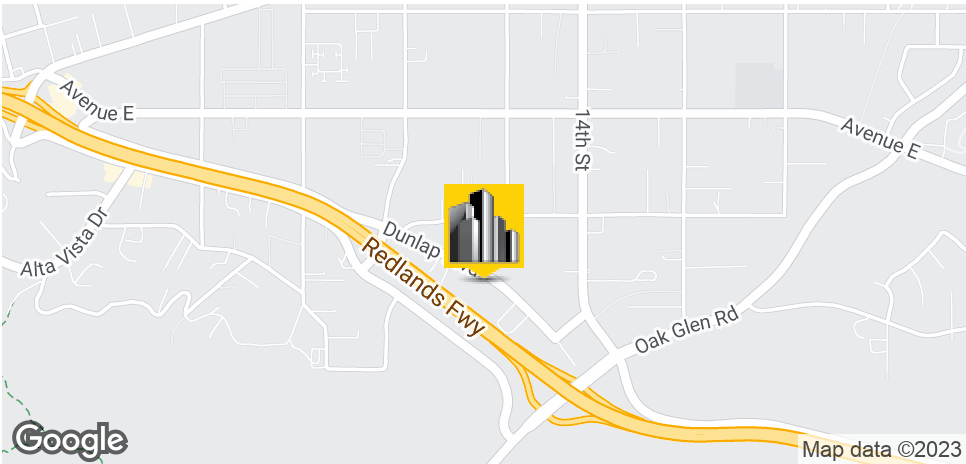
Presented By:

**TONY M. GUGLIELMO, CCIM**

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CalDRE #01301532

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.0 Acres
Year Built:	1950
Building Size:	984
Zoning:	Community Industrial (IC)
Market:	Inland Empire

## PROPERTY OVERVIEW

This property features an approx. 43,500 Sq. Ft. Lot with numerous structures throughout. Showing on title is a permit for a 984 sq. ft. structure built in 1950. The property is zoned Community Industrial (IC) which allows (with a CUP) for a variety of uses including construction services, transportation services, repair services, etc.

## LOCATION OVERVIEW

Located in the City of Yucaipa just off the Oak Glen Road off-ramp with visibility on the Interstate 10 Freeway.

## PROPERTY HIGHLIGHTS

- Freeway Visible
- Gated Front Entry
- Excellent Zoning - Community Industrial (IC)
- Close to I10 Freeway On/Off Ramp

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# ADDITIONAL PHOTOS



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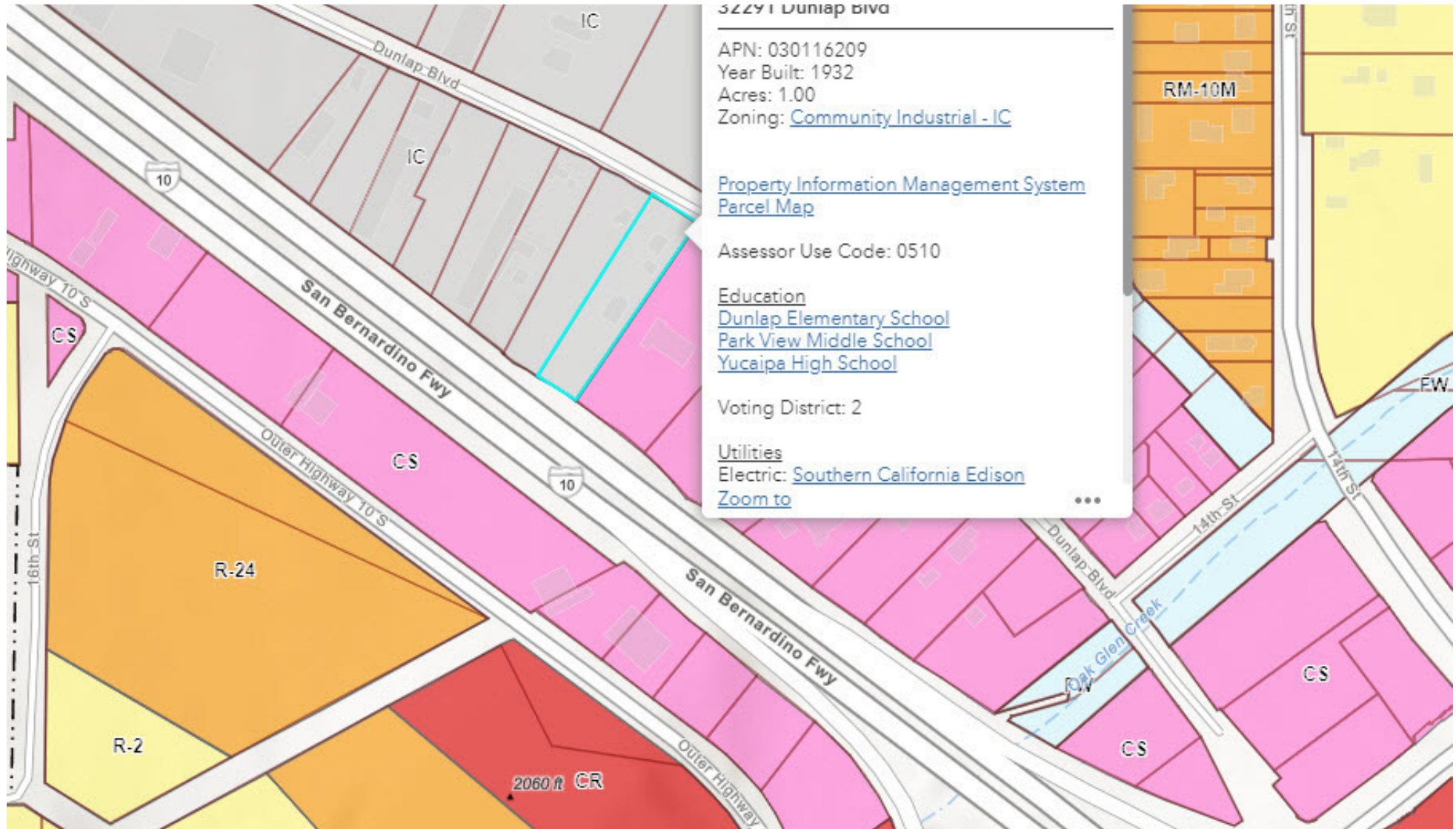
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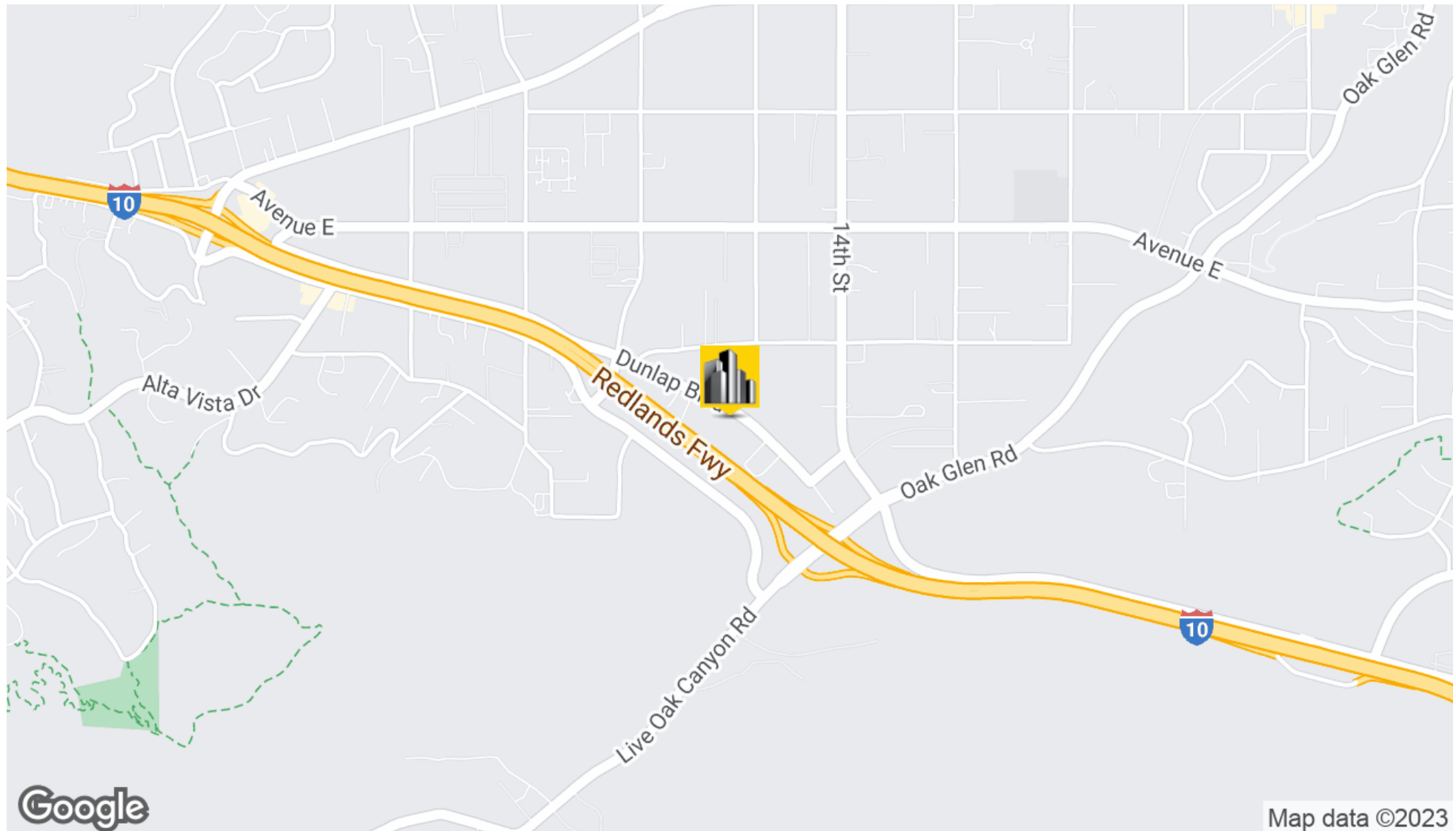
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# LOCATION MAPS



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