

# 10891

BUSINESS DRIVE - FONTANA, CA

## Sundown Foods

10891

for sale

EXCLUSIVELY MARKETING BY:

### DAVID FULTS

Senior Vice President | Lic #01242123  
424.329.7504 | dfults@voitco.com

### SHY ASSAR, MBA/MRED

Senior Vice President | Lic #01964667  
909.545.8091 | sassar@voitco.com

### BRIAN MCLOUGHLIN

Senior Vice President | Lic #01268410  
424.329.7503 | bmcloughlin@voitco.com

### BRADEN SPRENGER, MSRE

Associate | Lic #02190434  
909.545.8000 | bsprenger@voitco.com

# Voit

REAL ESTATE SERVICES



# INVESTMENT OVERVIEW AND HIGHLIGHTS



10891 BUSINESS DRIVE, FONTANA, CA 92337

**PRICE:** \$12,900,000 (\$342 psf)

**NOI:** \$748,585

**YEAR 1 CAP RATE:** 5.80%

**TENANT:** Sundown Foods U.S.A., Inc., a California corporation

**LEASE EXPIRATION DATE:** March 31, 2030

**TOTAL BUILDING SIZE:** 37,725 Square Feet

**TOTAL LOT SIZE:** 1.81 Acres

## HIGHLIGHTS

**Stable Long-Term Tenant**

**Highly Improved Food Processing Building / Cold Storage Facility**

**Excellent West Inland Empire Location**

**Close proximity to I-10 and I-15 Freeways**

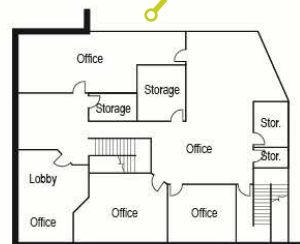
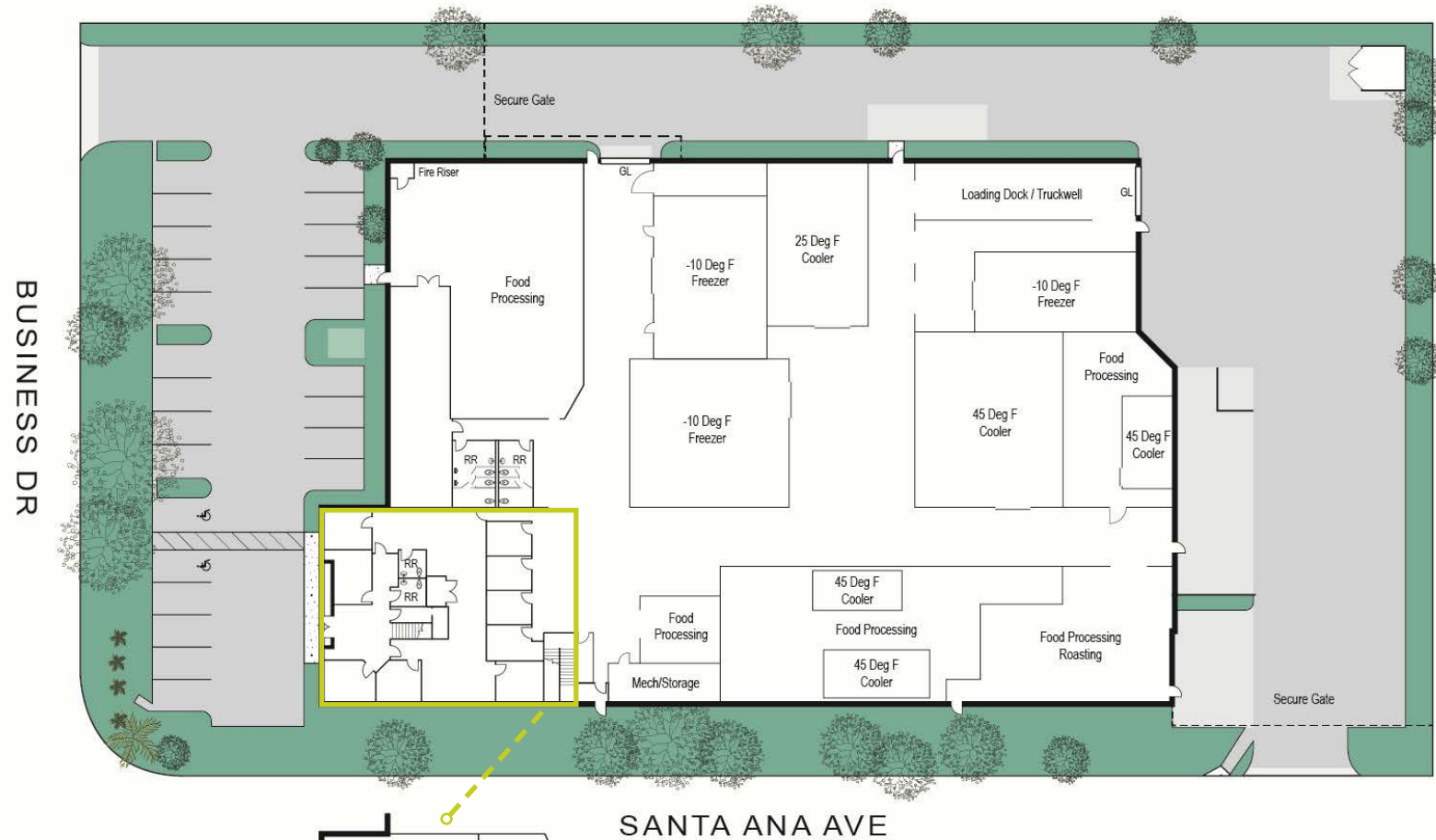
**Heavy Power**

**Dock High Loading**

**Secure Yard**

**New Roof and Skylights (2024)**

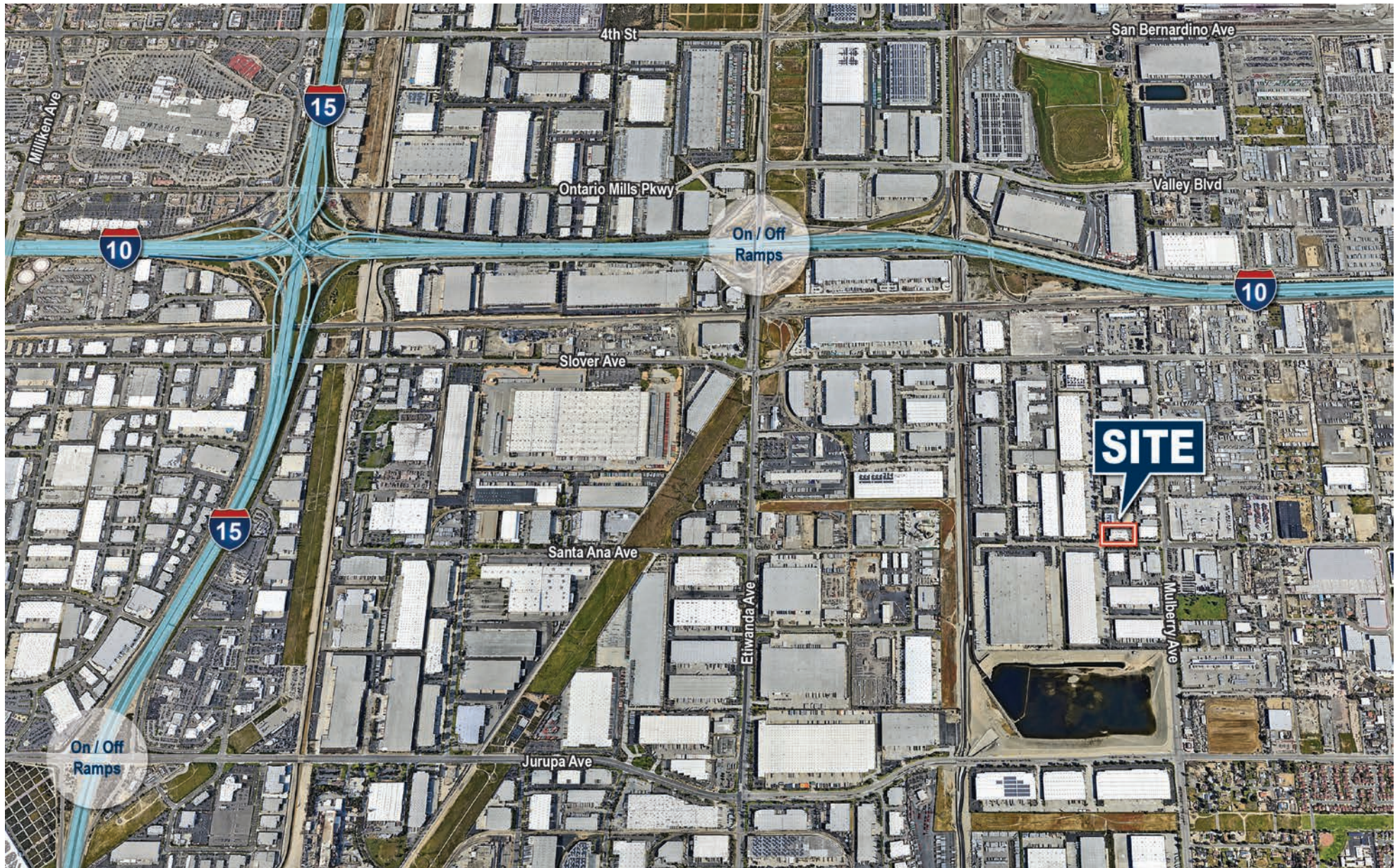
# SITE PLAN



**2nd Floor Offices**



# AREA MAP





# 10891 BUSINESS DRIVE AERIAL PHOTOS

