

SITE CHARACTERISTICS

- Approx. 19,200 SF (0.441 AC) total lot area
- Approx. 1,200 SF newly renovated home / office
- Fenced gravel yard with outdoor storage and contractor staging capability
- Overnight vehicle storage permitted
- Storage container and portable restroom available for yard occupant
- Home / office located along the rear portion of the site

PLANNING CONTEXT

Jurisdiction: San Bernardino County

Zoning: IC - Community Industrial

General Plan: LI - Limited Industrial

Relevant Considerations:

- Contractor storage yards
- Service-industrial uses

Prospective tenants are responsible for confirming that their intended use complies with applicable County zoning, permitting, and occupancy requirements.



AERIAL SITE OVERVIEW

PROPERTY PHOTOS - YARD & EXTERIOR

OWNER
DIRECT



PROPERTY PHOTOS - HOME / OFFICE

OWNER
DIRECT



Newly renovated approximately 1,200 SF home featuring modern finishes and dedicated support space.



PROPERTY PHOTOS - INTERIOR & SITE

OWNER
DIRECT



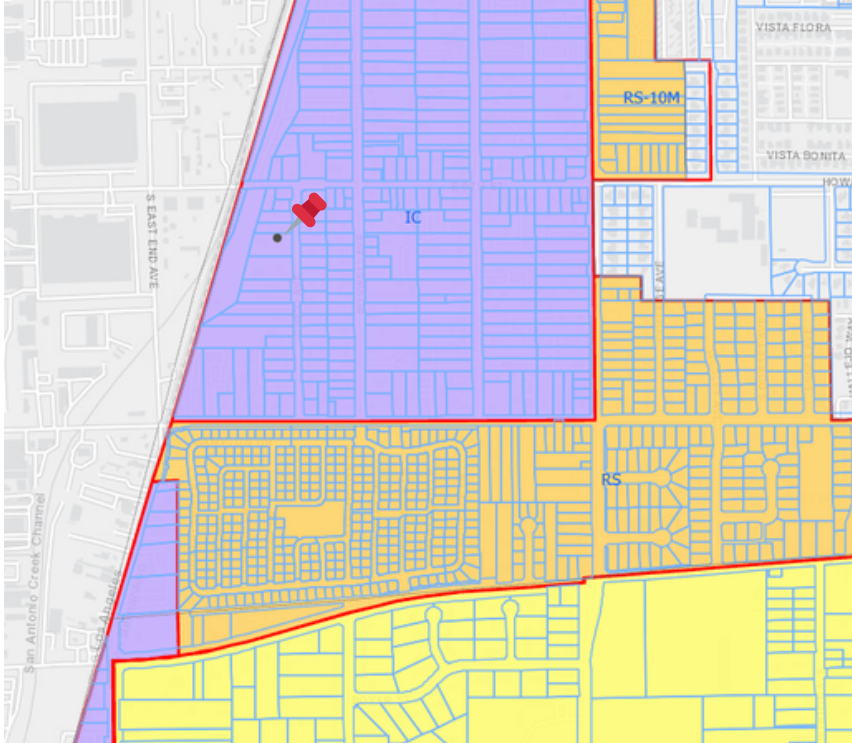
Interior and site photos shown for marketing purposes. Furnishings and movable equipment are not represented as included unless stated in the lease.

ZONING AND HIGHEST & BEST USE

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SB COUNTY LAND USE MAP

Montclair Sphere



SOURCE:

San Bernardino County Land Use Services
San Bernardino County Code of Ordinances

Table 82-17							
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts							
LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	
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LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	
Agricultural, Resource & Open Space Uses							
Agriculture support services	p(2)	p(2)	—	M/C	M/C	M/C	
Animal keeping	—	—	—	S	—	—	84.04
Community gardens	—	—	—	A	—	—	
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	—	—	—	P	—	—	84.35
Industrial hemp cultivation - Large scale (minimum 5-acre lot size)	—	—	—	CUP	—	—	84.35
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	
Nature preserve (accessory uses)	—	—	p(2)	p(2)	p(2)	p(2)	
Industry, Manufacturing & Processing, Wholesaling							
Adult business	ABP	—	—	—	—	—	84.02
Construction contractor storage yard	M/C	p(2)	—	M/C	M/C(3)	M/C	
Hazardous waste operation	—	CUP	—	—	—	—	
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C	M/C	—	M/C	M/C	M/C	84.35
Firewood contractor	P	P	—	—	—	M/C	84.09
Manufacturing operations I	p(2)	p(2)	—	CUP(4)	CUP(4)	CUP(4)	
Manufacturing operations II	— (5), (6)	M/C	—	—	—	CUP(4)	
Motor vehicle storage/impound facility	M/C	M/C	—	—	—	M/C	
Recycling facilities - Small collection facility	SUP	SUP	—	—	MUP	MUP	84.19
Recycling facilities - Large collection facility	CUP	CUP	—	—	CUP(3)	CUP	84.19

ZONING AND HIGHEST & BEST USE

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Recycling facilities - Light processing facility	CUP	CUP	—	—	CUP ⁽³⁾	CUP	84.19
Recycling facilities - Heavy processing facility	CUP	CUP	—	—	—	CUP	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	
Salvage operations - General	—	CUP	—	—	—	—	
Storage - Personal storage (mini-storage)	p(2)	p(2)	—	M/C	M/C	M/C	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	
Recreation, Education & Public Assembly							
Campgrounds	—	—	—	CUP	—	—	
Commercial entertainment - Indoor	M/C	—	—	M/C	M/C	M/C	
Conference/convention facility	—	—	—	CUP ⁽⁴⁾	CUP ⁽⁴⁾	CUP ⁽⁴⁾	
Equestrian facility	—	—	—	M/C	M/C	M/C	
Fitness/health facility	p(2)	p(2)	—	M/C	M/C	M/C	
Golf course	—	—	—	CUP ⁽⁴⁾	CUP ⁽⁴⁾	CUP ⁽⁴⁾	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	
Park, playground	—	—	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	
School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	
School - Private	M/C	M/C	M/C	M/C	M/C	M/C	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	
Residential⁽¹⁴⁾							
Accessory dwelling (labor quarters, etc.)	p(7)	p(7)	p(7)	p(7)	p(7)	p(7)	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	p(7,8)	p(7,8)	p(7,8)	p(7)	p(7)	p(7)	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	
Guest housing	—	—	—	p(8)	—	—	84.01
Live/work unit	M/C	—	—	M/C	M/C	—	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	
Multiple residential use	—	—	—	PD	PD	PD	
Parolee and/or probationer home	—	—	—	CUP	CUP	—	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	
Accessory dwelling unit	—	—	—	A ⁽¹⁵⁾	—	—	84.36
Junior accessory dwelling unit	—	—	—	A ⁽¹⁵⁾	—	—	84.36
Single dwelling	—	—	—	A	—	—	
Retail							
Auto and vehicle sales and rental	p(2)	p(2)	—	M/C	M/C	M/C	
Bar, tavern	—	—	—	M/C	M/C	M/C	

Building and landscape materials sales - Indoor	p(2)	p(2)	—	M/C	M/C	M/C	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	
Convenience store	p(2)	p(2)	—	M/C	M/C	M/C	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	
General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	
Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	
Night club	—	—	—	M/C	M/C	M/C	
Restaurant, café, coffee shop	p(2)	p(2)	—	M/C	M/C	M/C	
Second hand stores, pawnshops	p(2)	—	—	M/C	M/C	M/C	
Service station	p(2)	p(2)	—	M/C	M/C	M/C	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	
Warehouse retail	p(2)	p(2)	—	—	CUP	CUP	
Services - Business, Financial, Professional							
Medical services - Hospital ⁽⁴⁾	M/C	M/C	M/C	M/C	M/C	M/C	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	
Office - Accessory	p(8)	p(8)	p(8)	p(8)	p(8)	p(8)	
Professional services	p(2)	—	—	M/C	M/C	M/C	
Services - General							
Bail bond service within 1 mile of correctional institution	P	P	P	—	P	P	
Cemetery, including pet cemeteries	—	—	—	CUP	CUP	CUP	84.06
Correctional institution	— ⁽⁴⁾	— ⁽⁴⁾	CUP	— ⁽⁴⁾	— ⁽⁴⁾	— ⁽⁴⁾	
Emergency shelter	CUP	—	—	CUP	CUP	CUP	84.33
Equipment rental	p(2)	p(2)	—	—	M/C	M/C	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery	M/C	—	—	—	—	M/C	84.04
Licensed residential care facility of 6 or fewer persons	M/C	—	—	M/C	M/C	—	84.23
Licensed residential care facility of 7 or more persons	M/C	—	—	M/C	M/C	—	84.23
Lodging - Bed and breakfast inn (B&B)	—	—	—	SUP ⁽⁹⁾	SUP ⁽⁹⁾	—	
Lodging - Hotel or motel - 20 or fewer guest rooms	—	—	—	M/C	M/C	—	
Lodging - Hotel or motel - More than 20 guest rooms	—	—	—	M/C	M/C	—	
Personal services	p(2)	—	—	M/C	M/C	M/C	
Public safety facility	M/C	M/C	M/C	M/C	M/C	M/C	
Unlicensed residential care facility of 6 or fewer persons	RCP	—	—	RCP	RCP	—	84.32
Unlicensed residential care facility of 7 or more persons	M/C	—	—	M/C	M/C	—	
Vehicle services - Major repair/body work	p(2)	p(2)	—	—	M/C ⁽¹⁰⁾	M/C	

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Vehicle services - Minor maintenance/repair	p(2)	p(2)	CUP ⁽¹¹⁾	—	M/C ⁽¹⁰⁾	M/C	
Veterinary clinic, animal hospital	M/C	—	—	—	M/C	M/C	
Transportation, Communications & Infrastructure							
Ambulance, taxi, or limousine dispatch facility	M/C	M/C	M/C	M/C	M/C	M/C	
Broadcasting antennae and towers	M/C	M/C	M/C	CUP	CUP	CUP	
Parking lots, accessory	p(12)	p(12)	p(12)	p(12)	p(12)	p(12)	
Broadcasting studio	M/C	M/C	M/C	CUP ⁽⁴⁾	CUP ⁽⁴⁾	CUP ⁽⁴⁾	
Communication contractor	M/C	M/C	M/C	M/C ⁽¹⁰⁾	M/C ⁽¹⁰⁾	M/C ⁽¹⁰⁾	
Electrical power generation	CUP	CUP	CUP	—	—	—	
Parking structures	p(12)	p(12)	p(12)	M/C	M/C	M/C	
Pipelines, transmission lines, and control stations ⁽¹³⁾	(13)	(13)	(13)	(13)	(13)	(13)	
Renewable energy generation facilities	CUP	CUP	CUP	—	—	—	84.29
Sewage treatment and disposal facility ⁽⁶⁾	CUP	CUP	CUP	—	—	—	
Solid waste disposal ⁽⁶⁾	CUP	CUP	CUP	—	—	—	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	
Truck stop	M/C	M/C	—	—	—	M/C	
Truck terminal	M/C	M/C	—	—	—	M/C	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	
Wind energy system, accessory	S	S	S	S	S	S	84.26
Wireless telecommunications facility	S	S	S	S	S	S	84.27
Other							
Accessory structures and uses	P	P	P	P	P	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	TUP	84.25

Key			
Key			
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MU P	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
		—	Use not allowed

Notes:

Notes:

- (1) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.
- (2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with § 85.06.020 (Applicability).
- (3) This use shall be located completely within an enclosed structure.
- (4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.
- (5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.
- (6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.
- (7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
- (8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
- (9) A CUP shall be required for three or more rooms.
- (10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.
- (11) When associated with an institutional use.
- (12) Use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table.
- (13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in § 85.02.050.
- (14) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.
- (15) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - -2008; Am. Ord. 4098, passed - -2010; Am. Ord. 4188, passed - -2012; Am. Ord. 4230, passed - -2014; Am. Ord. 4239, passed - -2014; Am. Ord. 4245, passed - -2014; Am. Ord. 4251, passed - -2014; Am. Ord. 4341, passed - -2018; Am. Ord. 4383, passed - -2020; Am. Ord. 4393, passed - -2020; Am. Ord. 4444, passed - -2022; Am. Ord. 4504, passed - -2026)

LEASING RECOMMENDATION

OWNER
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Flexible contractor-oriented yard opportunity for lower-intensity utility, service, landscaping, construction-support, and similar industrial users. The approximately 1,200 SF newly renovated home / office can be added for tenants seeking dedicated office or support space, subject to applicable use and occupancy requirements.

LEASE RATE

Yard Space: \$0.36 / SF / month

KEY TERMS

- Minimum lease term: Open
- \$2,000 security deposit
- Gross rent; tenant responsible for utilities
- Yard access: 4:00 AM - 10:00 PM; access outside these hours is limited unless otherwise approved
- 24/7 access available to a tenant leasing both the yard and home / office space
- Overnight vehicle storage allowed
- No hazardous materials permitted on site
- Available now

ADVERTISING HIGHLIGHTS & LEASE DETAILS

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MARKETING HIGHLIGHTS

- Approx. 19,200 SF fenced gravel yard / lot with contractor staging and outdoor storage capability
- Approx. 1,200 SF newly renovated 3-bedroom, 2.5-bath home / office available
- Home / office includes refrigerator, dishwasher, and stove
- Overnight vehicle storage permitted
- Storage container and portable restroom provided for yard occupant
- Standard gate access from 4:00 AM to 10:00 PM
- Limited off-hours access for yard-only tenant; 24/7 access when both yard and home / office are leased
- No hazardous materials
- Space available now

LEASE TERMS

- Yard rent: \$0.36 per SF per month
- Minimum lease term: Open
- Security deposit: \$2,000
- Lease structure: Gross rent; tenant pays utilities

POINT OF CONTACT

J.R. Eko

Owner / Direct Leasing

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All terms are subject to owner approval and final lease documentation. Prospective tenants must verify that their proposed use is permitted by applicable authorities.