

456 S I ST

San Bernardino, CA 92410

INDUSTRIAL PROPERTY
FOR SALE



PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial and manufacturing investors or Owner/Users in San Bernardino, CA. This impressive property boasts a +/-5,404 SF building on a +/-8,600 sq. ft. lot, ideal for a wide range of industrial purposes. Zoned IL - Light Industrial by the City of San Bernardino, this versatile space offers the perfect environment for innovation and productivity. Built in 1948, the property has had an extensive renovation recently, including a new roof, and new interior and exterior paint. Don't miss out on the potential of this one-of-a-kind property.

PROPERTY HIGHLIGHTS

- Private fenced and Secured Yard Area
- Heavy Power - 600 Amps - 3 Phase (buyer to verify)
- Zoned IL - Light Industrial by the City of San Bernardino
- Approx. 1,500 Sq. Ft. two-story offices
- Prime location in the heart of the vibrant San Bernardino area

LOCATION DESCRIPTION

Situated in the heart of San Bernardino just off the Mill Street exit and the west side of the 215 Freeway. Immediate access to the 215 and close access to the 210 and 10 Freeways.

OFFERING SUMMARY

Sale Price:	\$825,000
Number of Units:	1
Lot Size:	8,600 SF
Building Size:	5,404 SF

TONY M. GUGLIELMO, CCIM

Broker/Owner
909.786.4302 • tony@alliedcre.com
CalDRE #01301532



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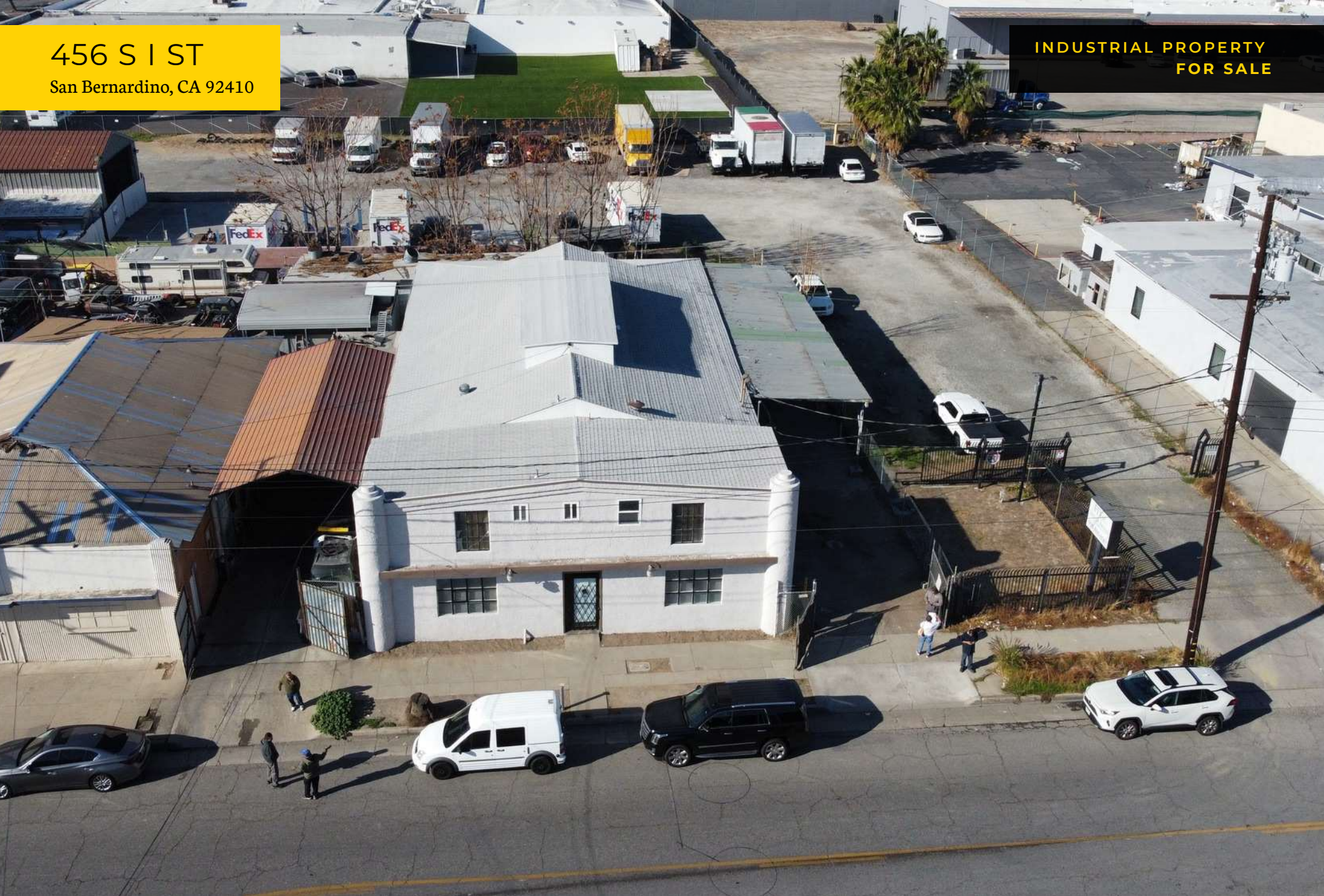
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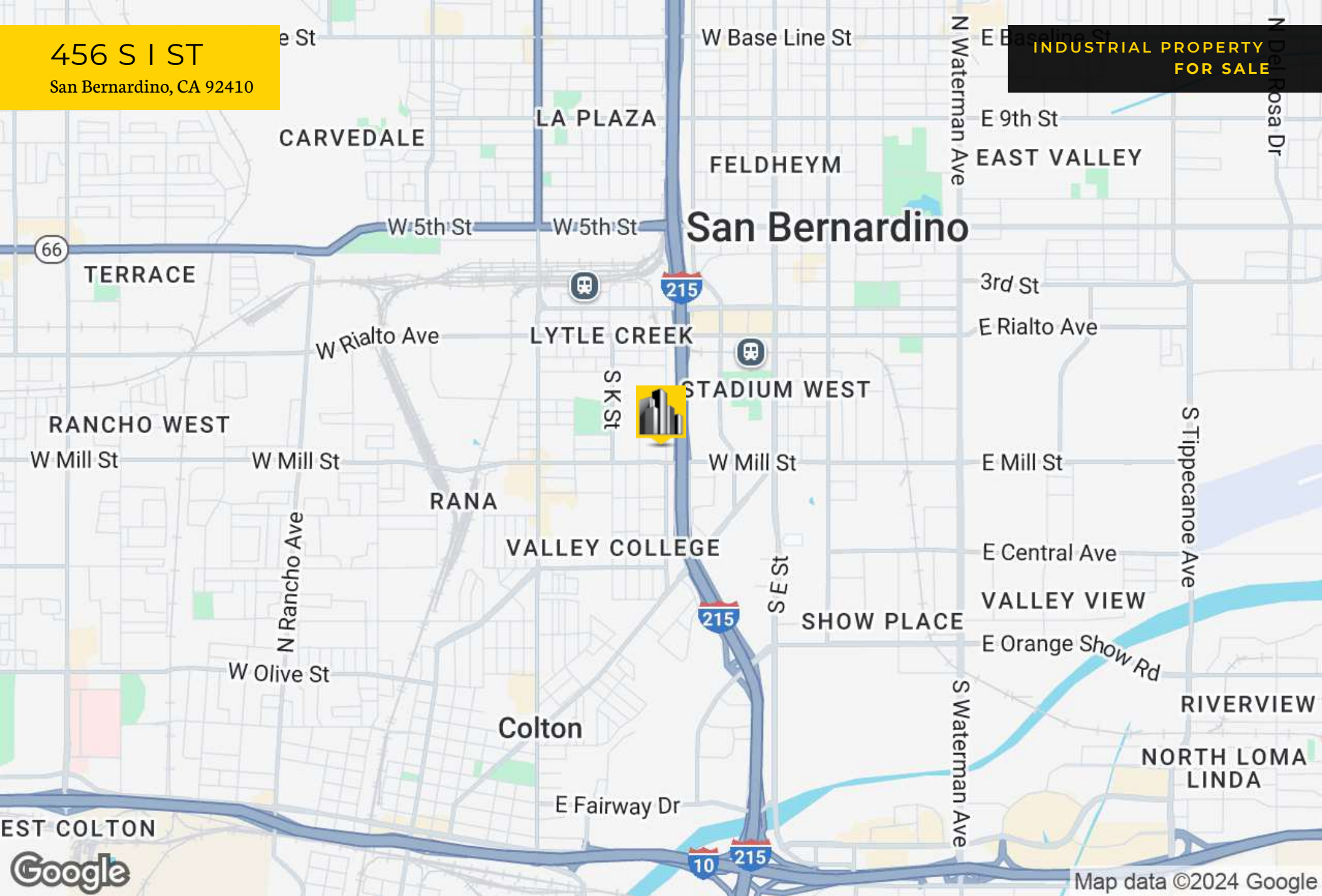
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