

INDUSTRIAL FOR LEASE

370 S I STREET

370 S I Street, San Bernardino, CA 92410



Presented by:

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DRE #01422904, CA

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KW COMMERCIAL

1473 Ford St #200
Redlands, CA 92373



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY FOR LEASE

370 S I STREET



OFFERING SUMMARY

| | |
|----------------|------------------------|
| AVAILABLE SF: | 7,000 SF |
| LEASE RATE: | \$ 0 .85 SF/month (MG) |
| LOT SIZE: | 27,098 SF |
| YEAR BUILT: | 1969 |
| BUILDING SIZE: | 7,000 |
| ZONING: | IL |
| MARKET: | San Bernardino |

PROPERTY OVERVIEW

370 S I Street is a +/- 7,000 square foot warehouse flex-space which is part of a larger +/- 21,000 square foot building situated on a +/- 27,098 square foot fully gated lot. There is one grade level door and office space within. This property is perfect for tenants looking for warehouse space or for light industrial use. This location is perfectly situated in San Bernardino off of the Mill Street exit off of the 215 freeway. Moreover, the warehouse is less than 4 miles off of the 10 freeway for easy access.

PROPERTY HIGHLIGHTS

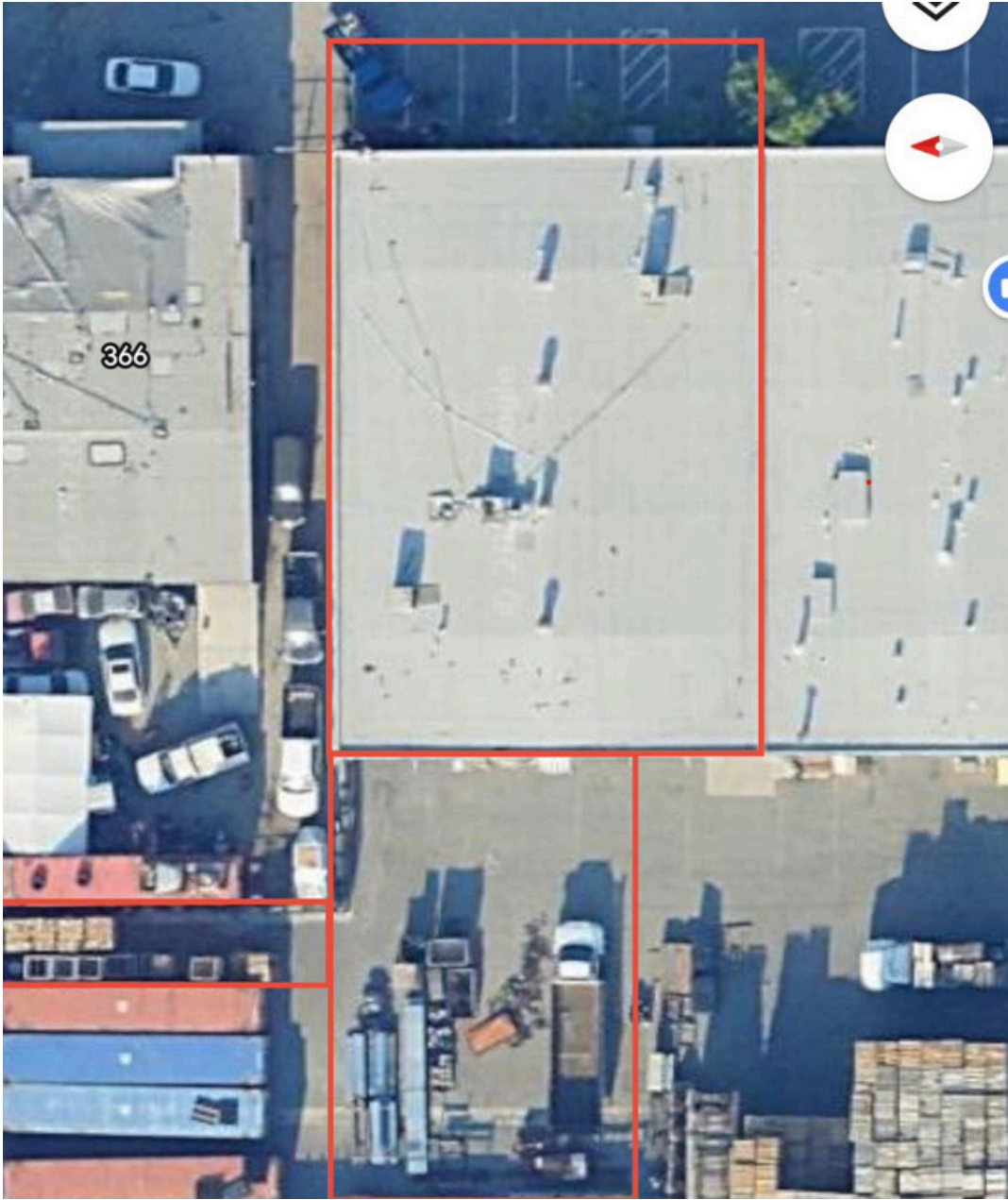
- +/- 7,000 square feet
- +/- 27,098 square foot lot
- Grade level door
- Fully Fenced
- Near 215 & 10 Freeways
- Only 4 miles from to 10 Freeway
- Ample parking



PROPERTY PHOTOS



Aerial View



LOCATION OVERVIEW

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