

INDUSTRIAL FOR LEASE

STRATEGIC BARSTOW INDUSTRIAL FACILITY | \pm 14,000 SF WITH YARD & TRUCK SCALE – FOR LEASE

160 Eastgate Rd, Barstow, CA 92311

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ECONOMIC DATA

LEASE RATE: \$1.25 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire North

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 14,000 SF

YEAR BUILT: 1970

ZONING: Commercial

LISTING DATA

AVAILABLE SF: \pm 14,000 SF

PROPERTY OVERVIEW

Now available for lease, 160 Eastgate Road is a \pm 14,000 square foot industrial building ideally suited for warehouse, storage, or light manufacturing uses. Located in Barstow, CA, the property features a yard, one 90-foot truck scale, two 14' x 18' roll-up doors, 220-volt electrical service, and a 26-foot clear ceiling height. The building is also equipped with a wet-pipe fire sprinkler system for added safety and code compliance.

Strategically positioned less than one mile from Interstate 15 serving over 40,000 vehicles daily—this location offers outstanding regional access, just two hours from Las Vegas, NV and five and a half hours from Phoenix, AZ. It's an ideal logistics or operational hub for businesses seeking to serve the broader Southern California and Southwest markets.

Offered at a lease rate of \$1.25 per square foot, plus NNN of \$0.12 per square foot, this property is competitively priced in a growing logistics corridor. The site is also well-positioned to benefit from the future Barstow International Gateway (BIG)—a \pm 4,000-acre, state-of-the-art rail and logistics facility—which is expected to drive significant demand for industrial space across the Barstow region.

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No liability of any kind is to be imposed on the broker herein.

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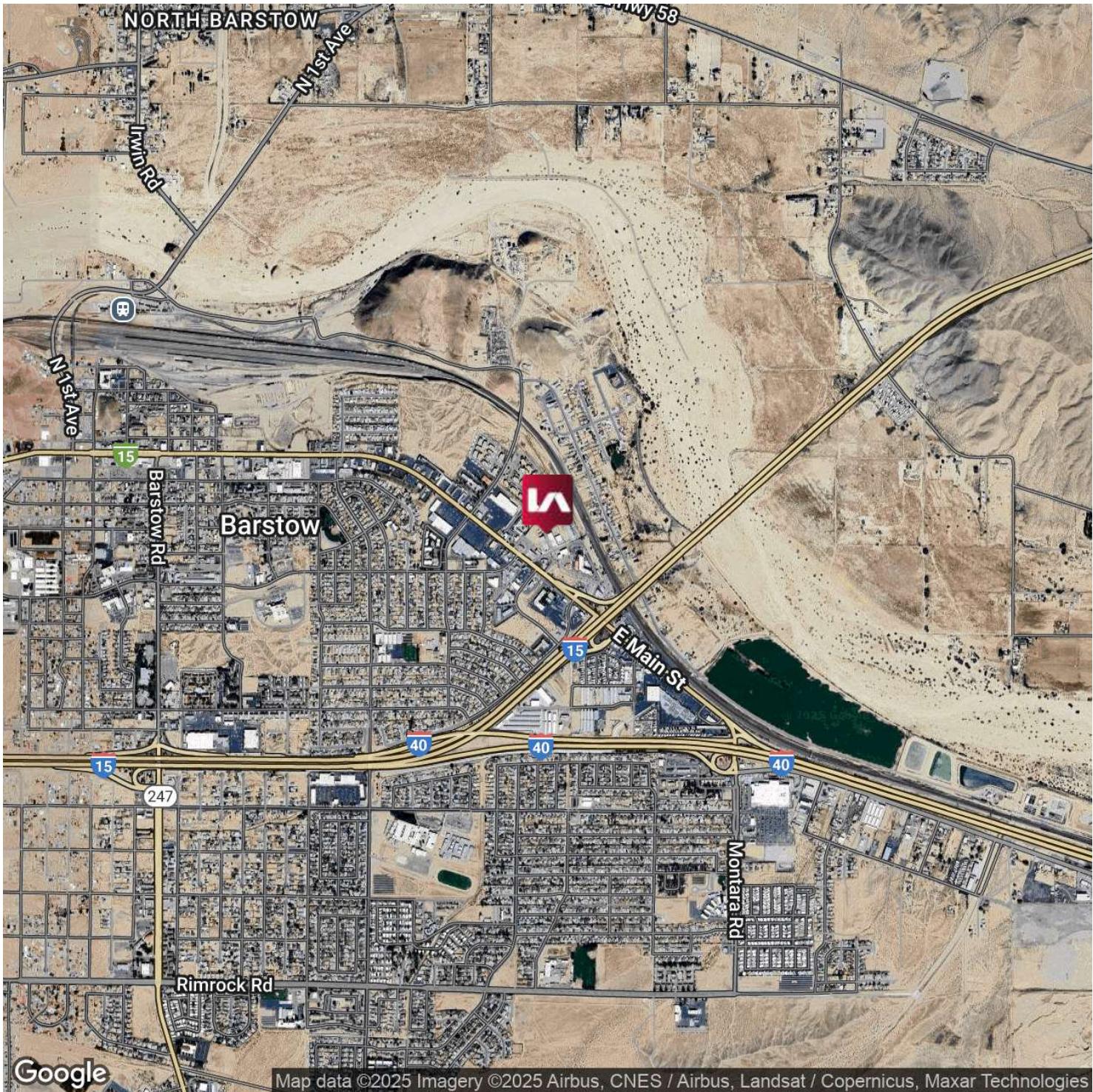
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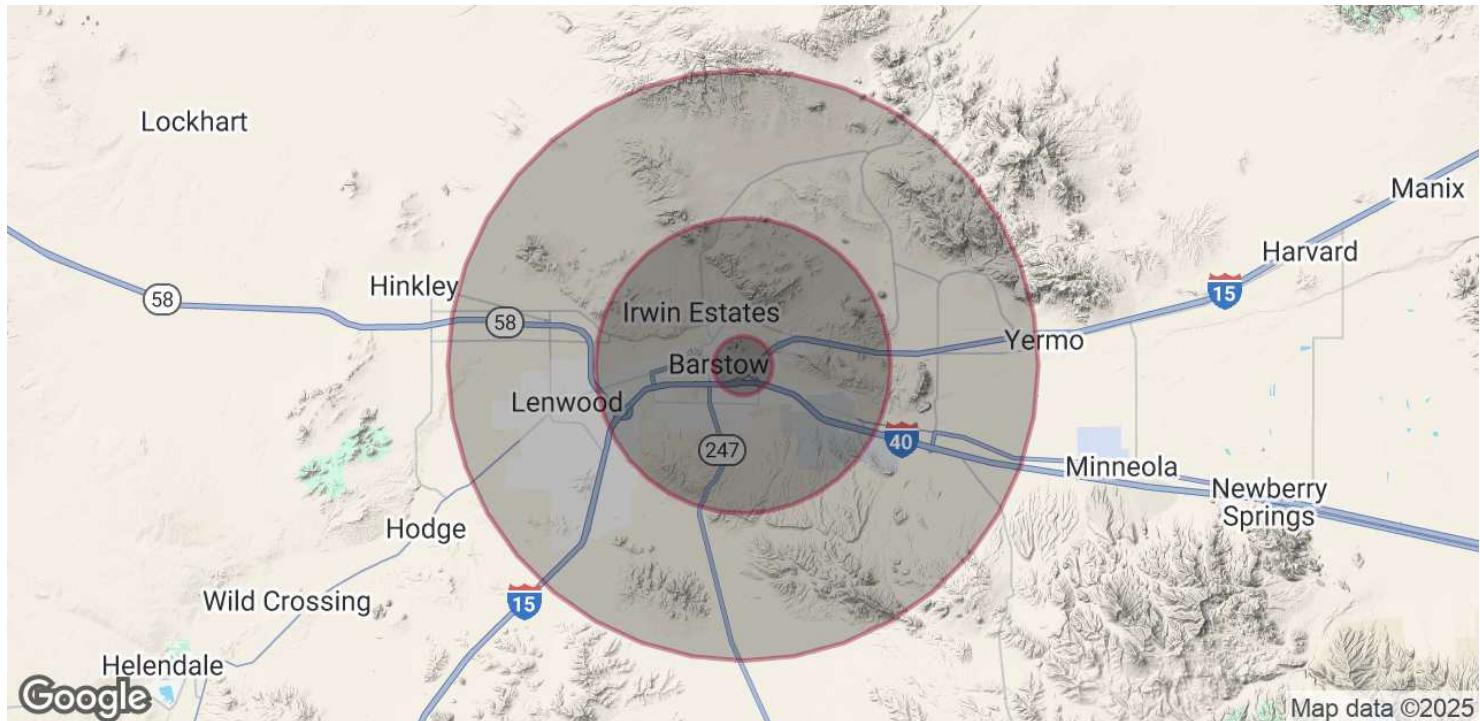
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,000	30,354	36,126
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,122	10,485	12,499
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$71,550	\$76,357	\$76,211
Average House Value	\$246,827	\$286,728	\$277,356

Demographics data derived from AlphaMap

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