

FOR SALE/LEASE ±17,345 SF COMMERCIAL WAREHOUSE BUILDING

1275 E HIGHLAND AVENUE | SAN BERNARDINO, CA 92404



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CODY MORAN | Vice President | 951.276.3624 | cmoran@leeriverside.com | DRE #02036603

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE #01048055
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.
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PROPERTY HIGHLIGHTS

- ±17,345 SF Commercial Warehouse Building
- Multi-Use Building with Current Mix of Office, Show Room, and Warehouse Space
- 20' Clear Ceilings
- Concrete Tilt-Up Construction
- Fully Improved Interior, with Second Floor Mezzanine
- Paved 1 Acre Parcel, Fully Fenced & Secured
- Dedicated ±3,400 SF Warehouse Area with Potential for More
- Commercial General (CG-1) Zoning, City of San Bernardino (Verify)
- 600 Amps, 120,208 Volts, Power Distributed throughout (Buyer to Independently Verify)
- HVAC Throughout
- One Newer Exterior 12" Door, Exterior Truckwell, Dock Platform
- New Parking Lot Slurry Coat
- Prior Gymnasium & Performing Arts Improvements intact, including Studio Space, Racquetball Court, and Locker Rooms
- Excellent FWY Access of 210 FWY
- APN 0147-251-160



MARKET DEMOGRAPHICS



Population (3mi)

157,090



Ave. HH Income

\$83,129



Employees

25,764



@ EHighland Ave/N Golden Ave

15,668 CPD

Demo Source: Regis (3 Miles)

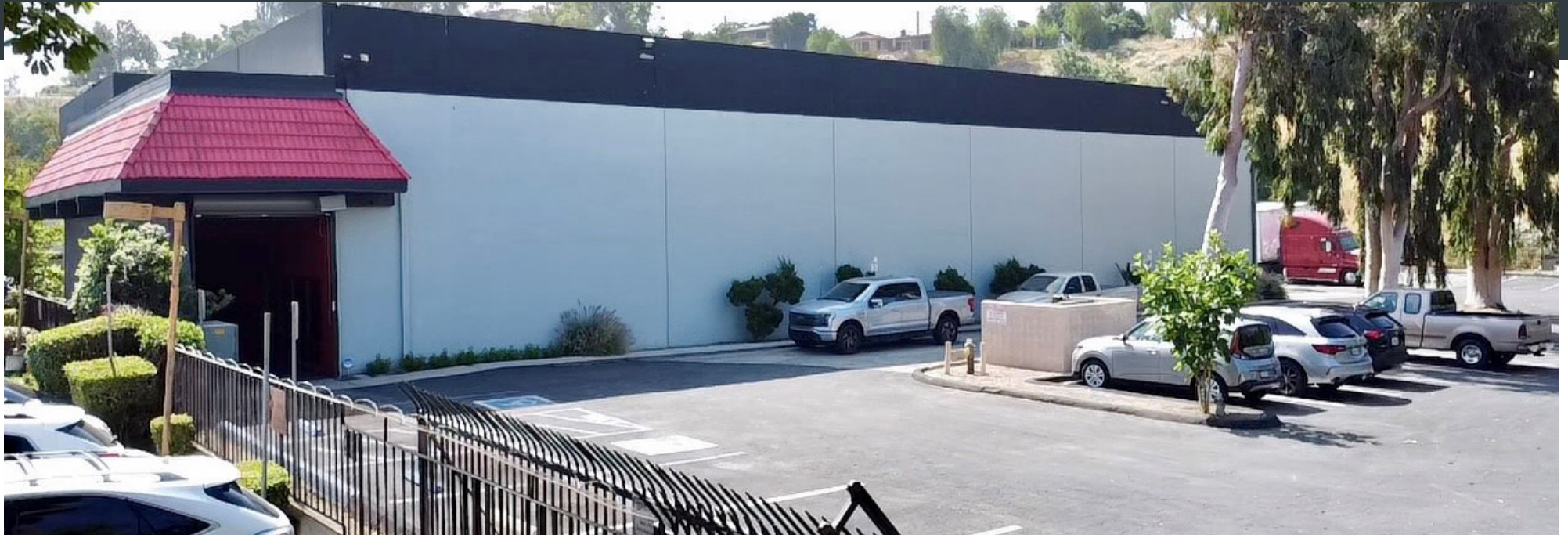


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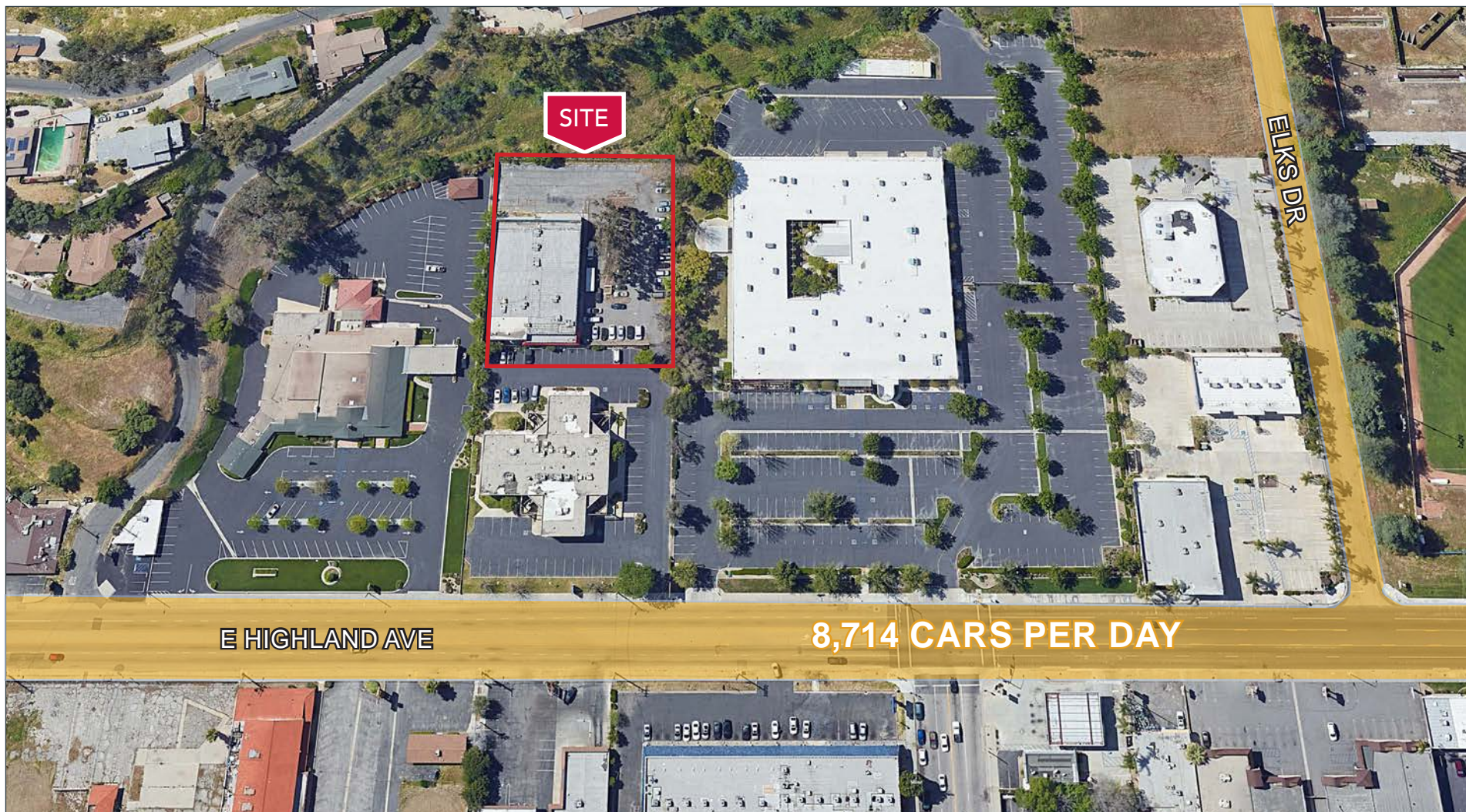
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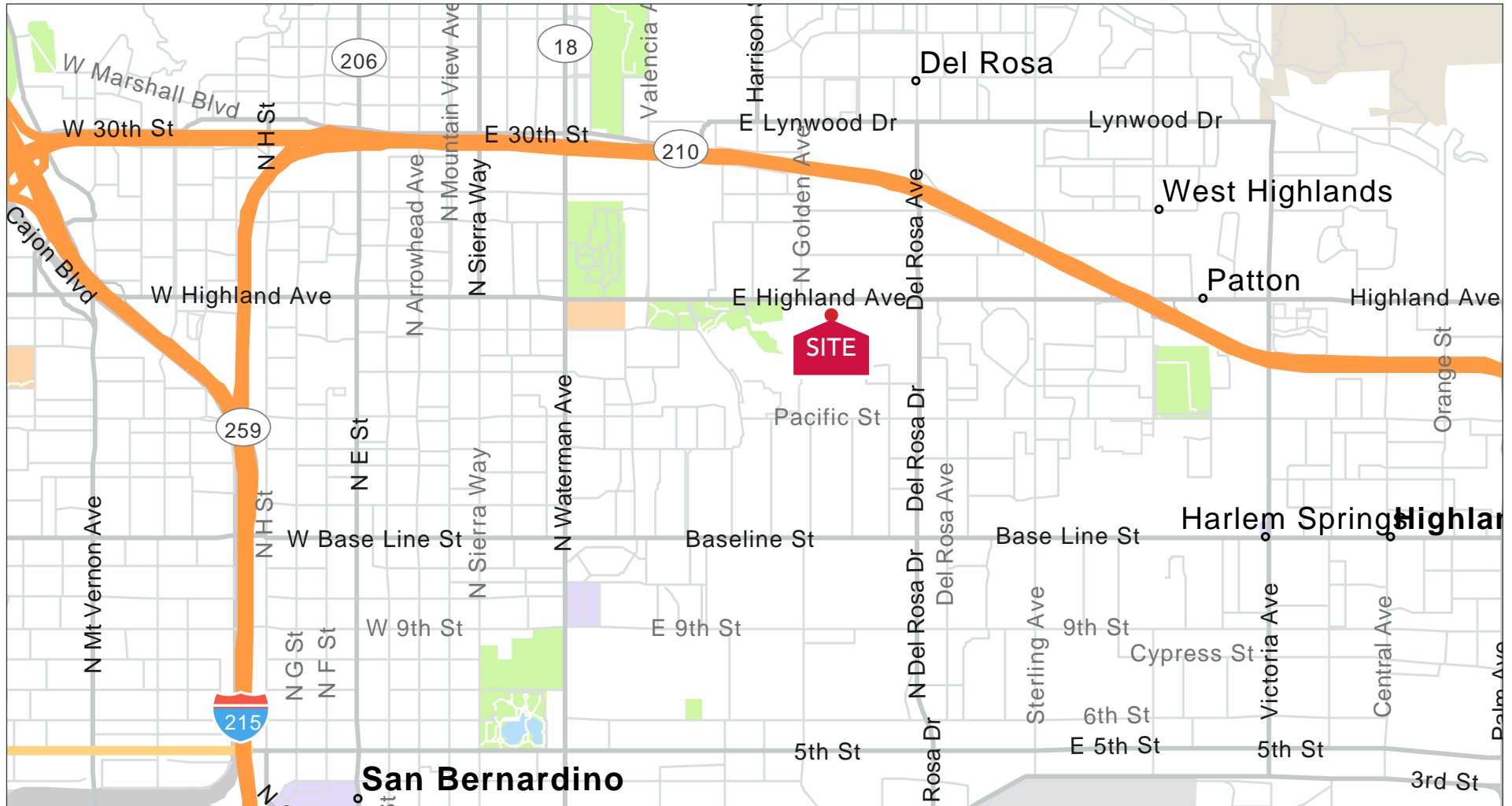
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