

# BUILDING FOR SALE

Where opportunity meets location in the heart of a thriving community!



Ryan Travis

760.983.2594 [RTravis@KurschGroup.com](mailto:RTravis@KurschGroup.com)

BRE #01358790 Corporate BRE # 01896143

12180 Ridgecrest Rd, Suite 232, Victorville, CA 92395

760.983.2383 • [Kurschgroup.com](http://Kurschgroup.com)

This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

**ADDRESS**

610 E Main St.  
Barstow, CA 92311

**APN:**

0181-113-23

**PROPERTY OVERVIEW**

Leased Investment Opportunity. Long term tenancy in place with new 5-year lease. Recently upgraded building components. Current gross rental income of \$62,208 annually. Single tenant free standing commercially zoned building currently used as a professional office. The building area measures  $\pm 4,368$  sqft with a total land area of  $\pm 15,034$  sqft. Securely fenced rear parking lot equipped with electric gate opener and offering 14 on-site parking stalls. Prime location on the major arterial serving the Barstow Region. Close proximity to the new 1st Street Bridge. The proposed Barstow International Gateway (BIG) project will undoubtedly usher in a new era of economic prosperity for the City of Barstow. Excellent opportunity to get out in front of it.

**MUNICIPALITY**

Barstow| County of San Bernardino

**ZONING**

Commercial

**SIZE**

$\pm 4,368$  SF Building  
 $\pm 15,034$  SF Land Area

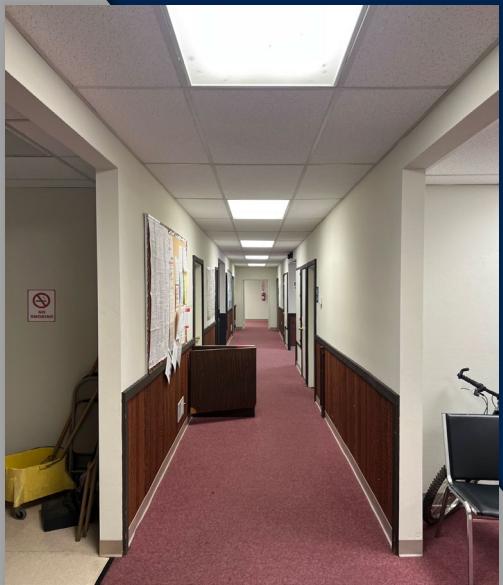
**ASKING PRICE FOR SALE**

**\$525,000**

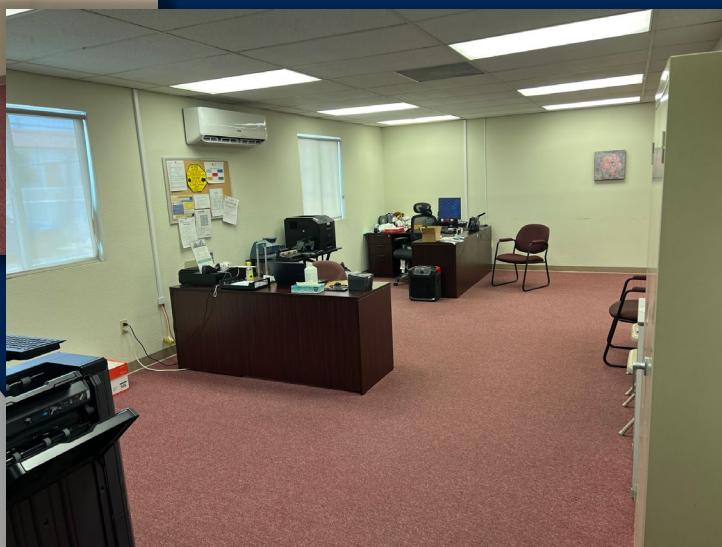
# Site Summary



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

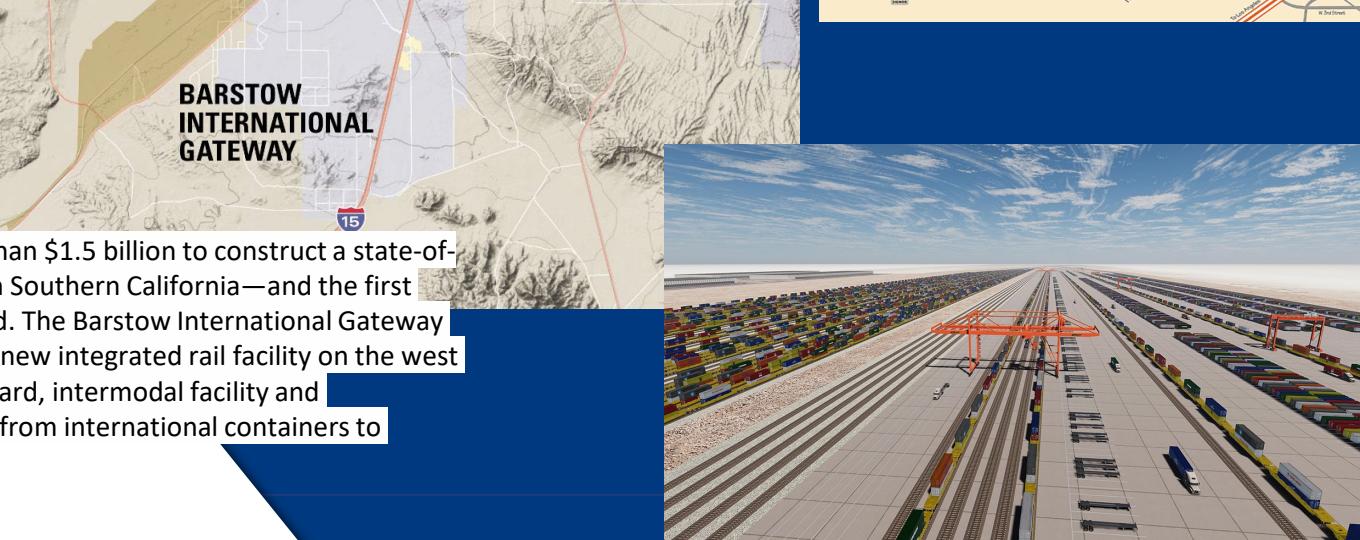


This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



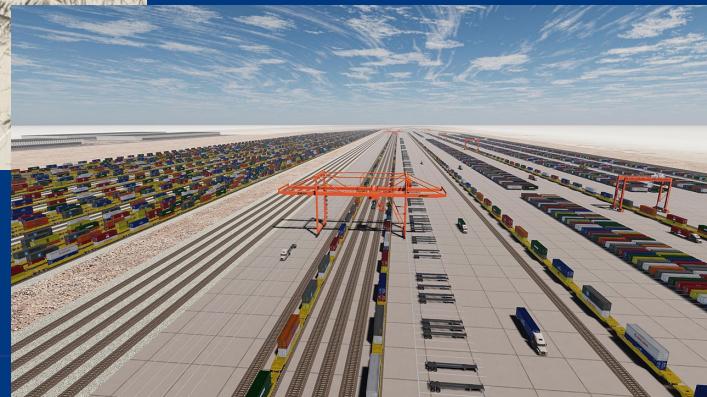
This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

# Barstow International Gateway (BIG)



## Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.