

**FOR SALE**  
**INDUSTRIAL / EXCESS LAND**

**INDUSTRIAL  
ZONED**



**2271 S. Artesia St., San Bernardino, CA, 92408**

**Offered at \$500,000**

- **1,225 SF Multi Use Building with Office**
- **0.48 Acre Lot**
- **Light Industrial Zoning**
- **IL Zoned**
- **Potential Uses (Verify with City) :**
  - ✓ Contractor Yard
  - ✓ Light Manufacturing
  - ✓ Auto Repair
  - ✓ Other

### **Contents**

- Property Details
- Financial Data If Applicable
- Region & City Information
- Other Pertinent Data
- All information subject to attached confidentiality agreement.

*As Of Feb 2025 – Subject to Change*

**Contact Broker For More Information:**

**Nathan Bragg, SVP | (909) 210-3175 | [nathanbragg@remax.net](mailto:nathanbragg@remax.net) | DRE # 01340519**



RE/MAX Commercial Division | RE/MAX Time Realty  
10535 Foothill Blvd., Suite 460, Rancho Cucamonga CA 91730  
Each office is individually owned and operated | Buyer to verify all information, subject to change.

# PROPERTY DETAILS



**Structure SF:**  
1,225 SF

**Stories:**  
1

**Year Built:**  
1967

**Land Area:**  
0.48 Acres

**Construction:**  
Block

**Parking:**  
± 30 Spaces plus

**Zoning:**  
IL

**Sprinklers**  
No

**Power:**  
200 Amps  
120 / 240 v  
Verify

**Bathrooms**  
1  
  
**APN**  
0283-041-09-0000

## Rare Industrial Owner-User Opportunity – Zoned IL (Light Industrial)

**Note property requires permit building permit was not finished, check with city, being sold at land value.**

Unlock the potential of this versatile industrial property in the heart of San Bernardino. Featuring a functional 1,225 SF building on nearly half an acre (0.48 AC), this site is ideally suited for contractors, logistics, auto-related uses, or small manufacturing operations.

Zoned IL – Light Industrial – this parcel offers flexible usage options, including contractor yard, equipment storage, light assembly, or service-based businesses.

With gated access, a flat lot, and immediate usability, this property is perfect for an owner-user seeking long-term control and functionality.

Located in an established industrial corridor with easy access to major arterials and freeway connections, including I-10 and I-215. Act now—properties in this size and zone rarely hit the market in this submarket.

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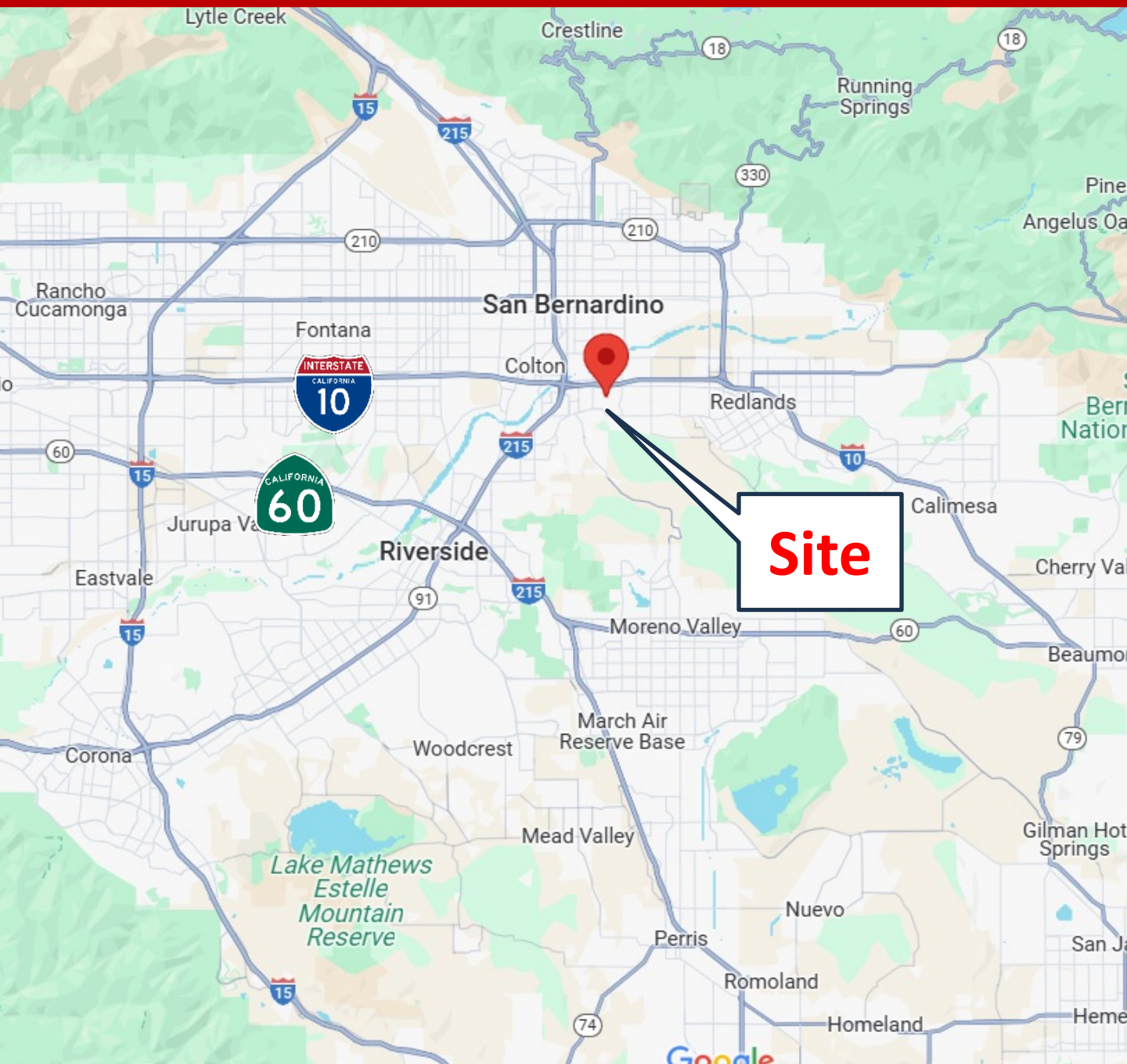


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# AREA MAP



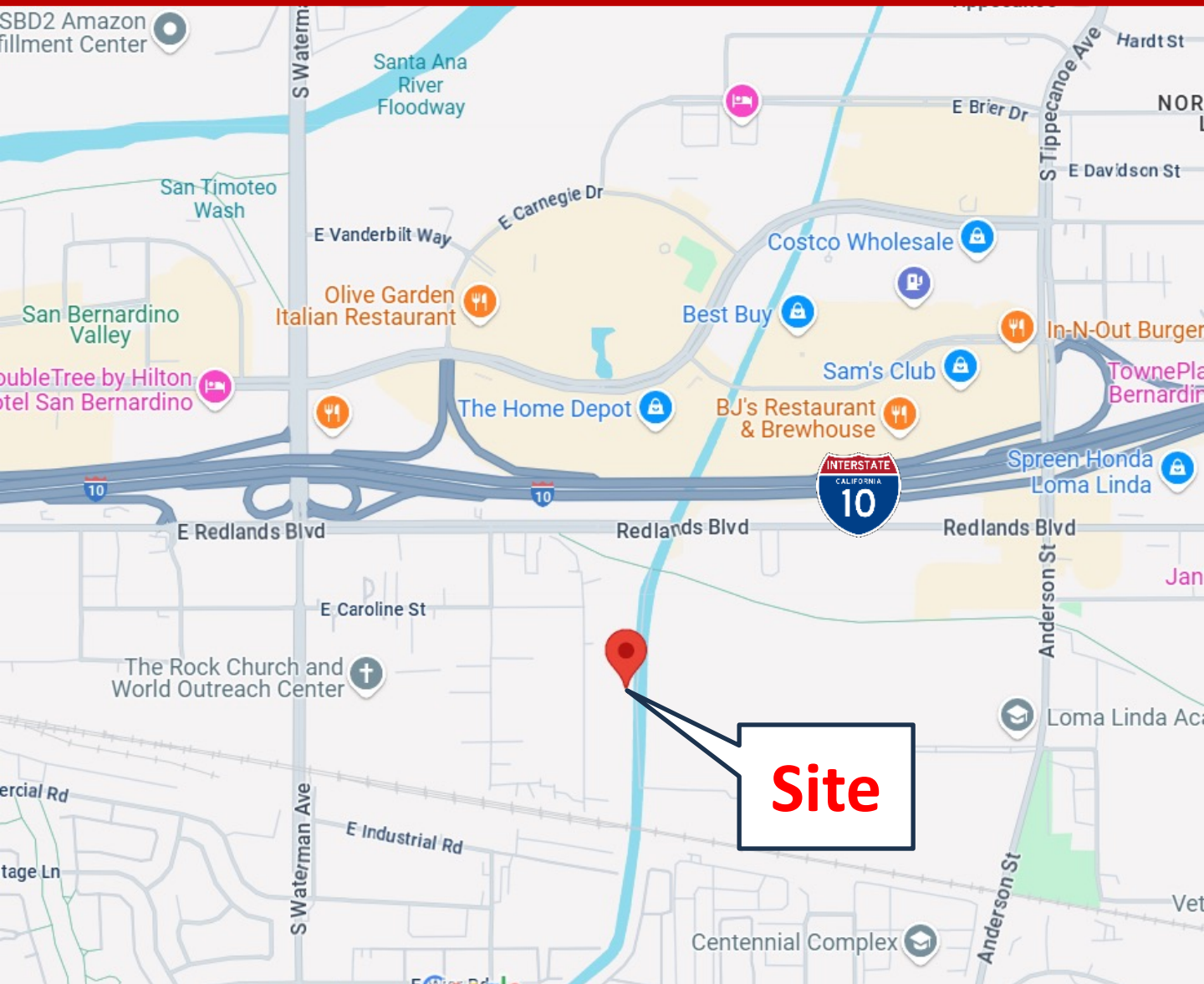
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# LOCATOR MAP



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# AERIAL VIEW



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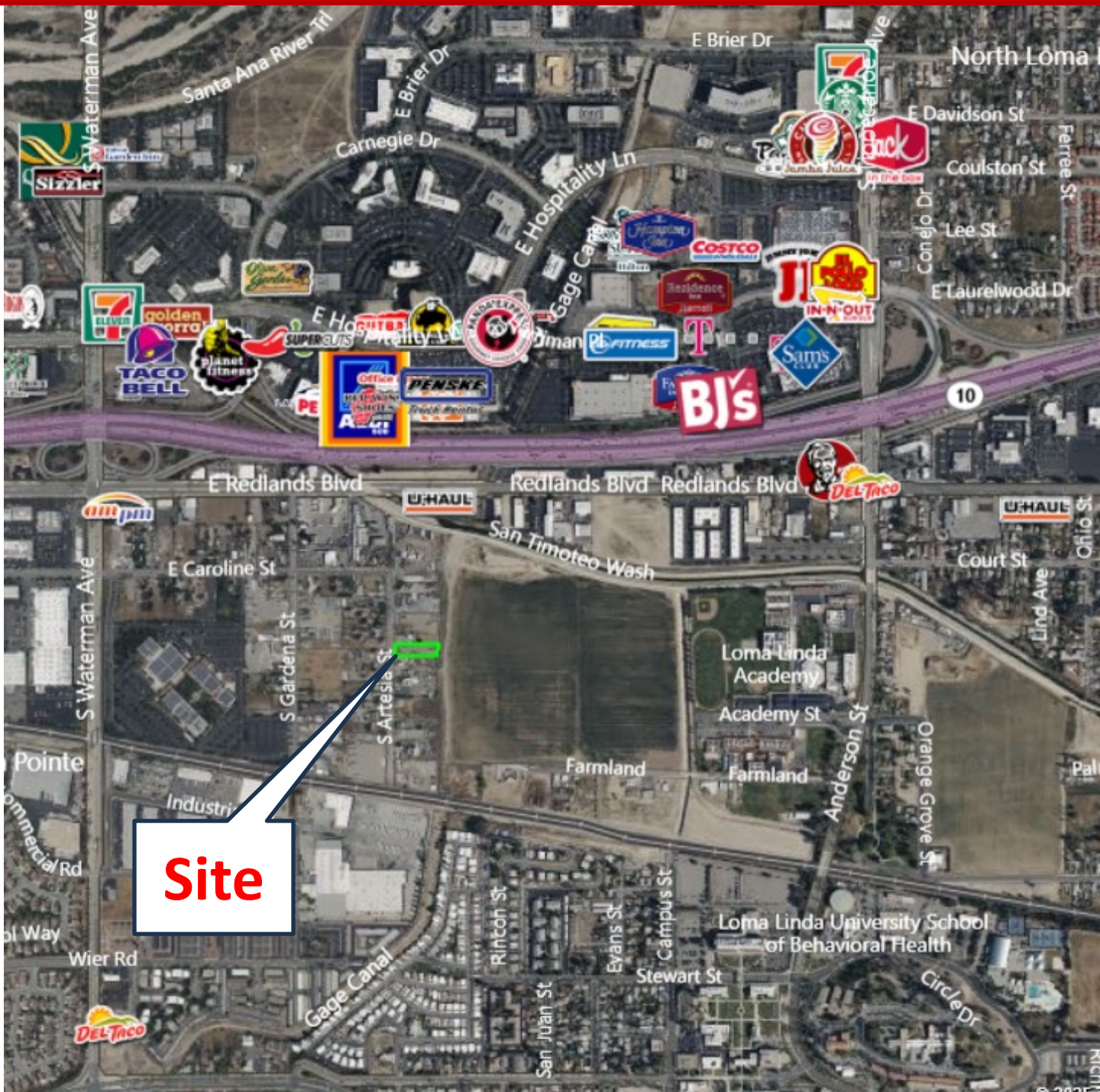


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# MAJOR BRANDS IN AREA



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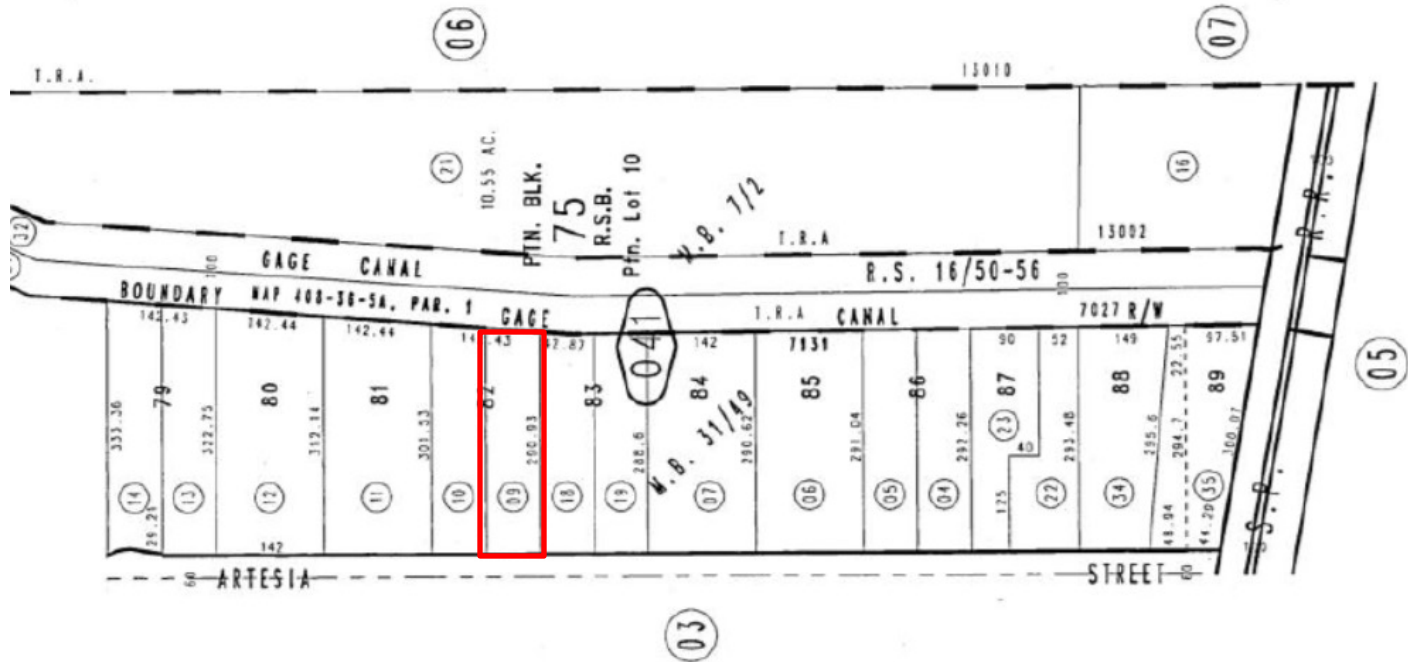


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# PARCEL MAP

Excerpt from parcel map, verify all with city, county and title company. For information purposes only.



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# PROPERTY PHOTOS



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## City of San Bernardino California

### City and City Planning Dept. Information:

<http://www.sbcity.org>

290 North D Street  
San Bernardino, CA 92401

Phone: 909-998-2000



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# **Zoning and permitted Use Data from City Website**

**VERIFY ALL DIRECTLY WITH CITY PLANNING  
DEPARTMENT**

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# CONFIDENTIALITY AGREEMENT

Buyer / Buyer's Agent

## CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

PAGE 1 OF 2

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Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

END PAGE 2 OF 2

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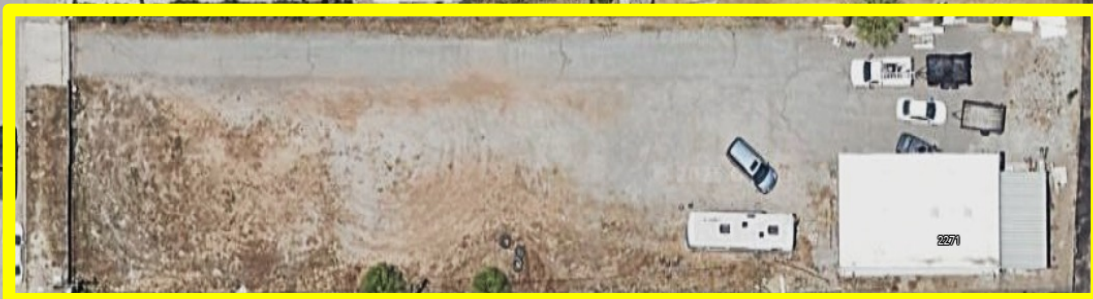
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**RE/MAX**  
COMMERCIAL

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