

FOR LEASE

**GREAT LOCATION
ACROSS FROM
WALMART &
LOWES
10,000 SF
SAN BERNADINO
INDUSTRIAL**

4130 Hallmark Parkway
San Bernardino, CA 92407



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FOR LEASE

INDUSTRIAL / WAREHOUSE

4130

HALLMARK PKY
SAN BERNADINO, CA 92407

FANTASTIC 10,00 SF INDUSTRIAL ZONED BUILDING WITH HEAVY POWER AND LARGE FENCED AND GATED YARD.

Property is located in the University Business Park just across from Walmart. Fantastic exposure on Hallmark Parkway with potential for both building and monument signage. Great access to both Interstate 215 and 210. Building has heavy power of 1200 Amps of 277 / 480 Volts 3 phase power. Gated fenced yard that is entirely concrete paved and fenced.

Property is zoned light industrial and has great potential for contractor's yard, truck parking, storage, container storage or other industrial use.

Property also has potential as medical offices, surgery center or ambulatory care facility as was previously a certified surgery center.

TRUCK PARKING, TRANSPORTATION, TRUCKING, TRAILER STORAGE REPAIR YARD GATED with maintenance facility and two points of access. or truck sales. 50,000 sf of improved concrete parking lot storage yard area.

Excellent access into site with existing pole signage, exterior lighting & built out office area ideal for sales/operations staff! Prime Location, at the NW corner of Hallmark Pkwy & The Sun Way across from WALMART SUPER CENTER & LOWE'S HOME IMPROVEMENT and close to California State University San Bernardino, CSUB.

OFFERING INFORMATION

ASKING PRICE	\$10,000 (\$1 PSF MG)
TOTAL BUILDING SIZE	10,000 SF
LOT SIZE	75,000 SF
YEAR BUILT	1987
ZONING	INDUSTRIAL
APN	0266-363-23



PROPERTY HIGHLIGHTS

HEAVY POWER AND LARGE FENCED AND GATED YARD that is entirely concrete paved and fenced

Building has heavy power of 1200 amps of 277/480 volts 3 phase power, 4 wires

Built out for Autobody, auto dealer DMV licensed motor vehicles dealer sales or truck sales

Property is zoned light industrial and has great potential for contractor's yard, truck parking, container storage or other industrial u

50,000 sf of improved concrete parking lot, storage yard area.

TRUCK, TRANSPORTATION, TRUCKING, TRAILER STORAGE/REPAIR YARD GATED
with maintenance facility and two points of access.



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DETAILS

BUILDING STATUS: EXISTING
RBA: 10,000 SF
FLOORS: 1
YEAR BUILT: 1987
YEAR RENOVATED: 2021
TENANCY: SINGLE OR MULTI
CLASS: C
CONSTRUCTION: WOOD FRAME
SPRINKLERS: WET
PARKING: 90 SPACES/9 RATIO
LAND AREA 1.72 AC
ZONING: LIGHT INDUSTRIAL
CLEAR HEIGHT: 18 FT
DRIVE IN ROLL UP DOORS: 5
DOCK HIGH LOADING: 1
BATHROOMS: 3
CLAY TILE ROOFING TO KEEP COOL



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INTERIOR

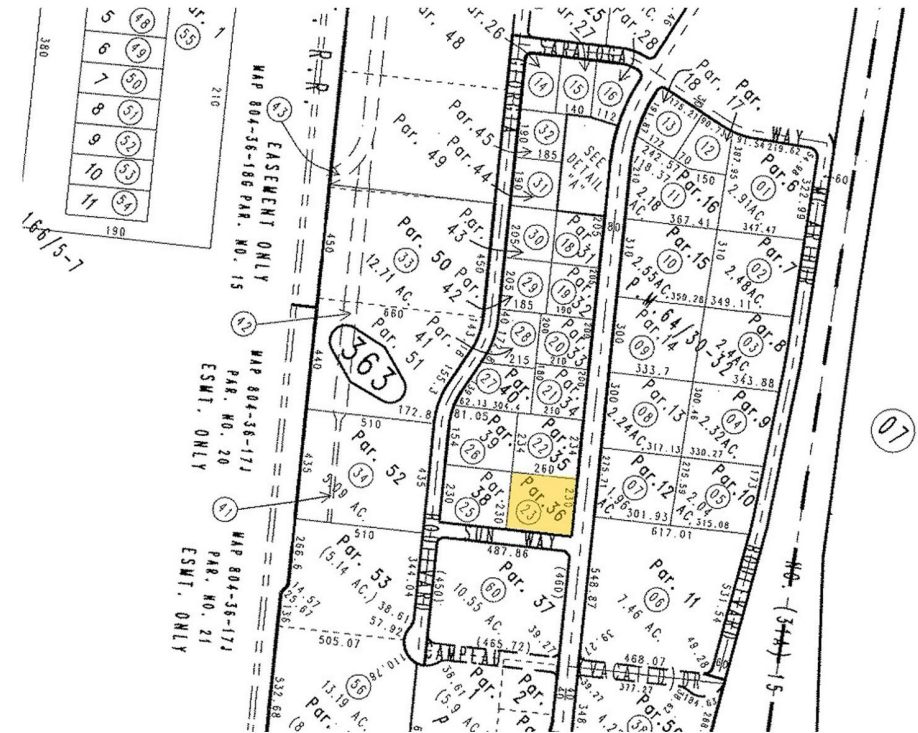


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EXTERIOR



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