

INDUSTRIAL PROPERTY FOR SALE AND LEASE

24229 W. 5TH STREET

SAN BERNARDINO, CA 92410

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

Presented By:

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EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price: \$1,200,000

Lease Rate: \$8,000.00 per month (MG)

Building Size: 810 SF

Lot Size: 27,000 SF

Community Industrial (IC) Zoning:

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PROPERTY OVERVIEW

Discover an outstanding investment opportunity within the industrial sector at 24229 W. 5th Street in San Bernardino, CA. This property presents a compelling prospect for industrial, truck terminal, hub, or transit investors, featuring a solid 810 SF building and Community Industrial (IC) zoning. The strategically positioned over 1/2 acre storage yard complements the property's potential for a range of industrial and commercial uses. Furthermore, ownership in in process for a Towing, Trucking & Contractors Yard Conditional Use Permit (CUP). Don't miss the chance to capitalize on this prime industrial property within the dynamic San Bernardino area.

LOCATION OVERVIEW

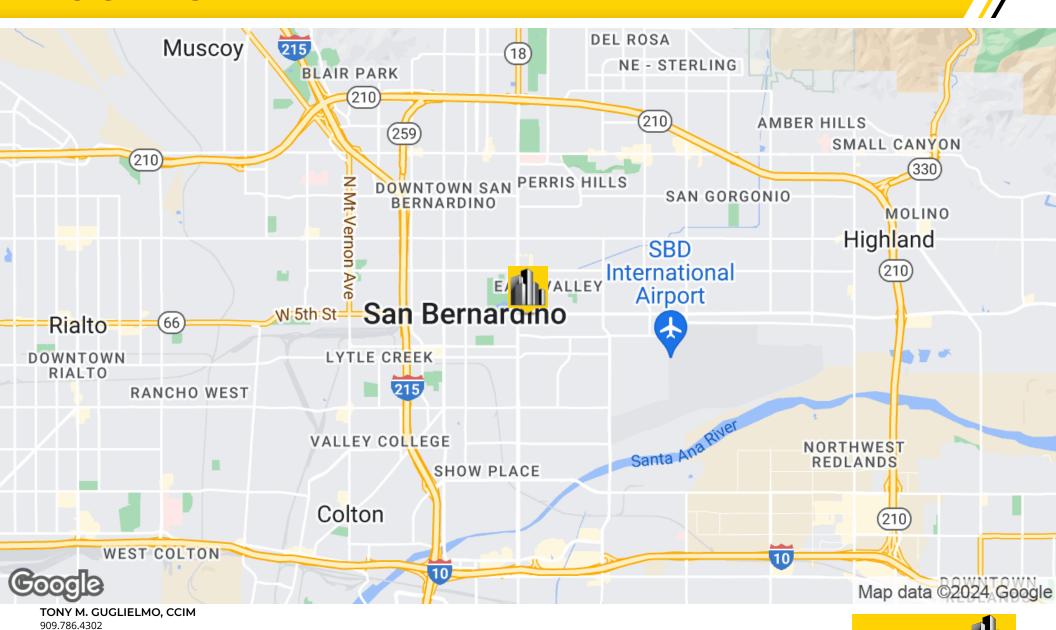
Located just East of N. Waterman Avenue on the South side of 5th Street in the County of San Bernardino. The subject property is approx. 1.5 miles east of the 215 Freeway and 2 miles west of San Bernardino International Airport.

PROPERTY HIGHLIGHTS

- Over 1/2 acre storage yard
- Highly visible along 5th with Signage
- +/- 810 Sq. Ft. Existing Structure
- Community Industrial (IC) Zoning



LOCATION MAP



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ADDITIONAL PHOTOS

























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