

±20,000 SQ.FT. – INDUSTRIAL – FOR SALE

145 HILLCREST AVE., SAN BERNARDINO, CA 92408



Hillcrest Ave.

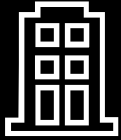


INLAND
EMPIRE

CAL DRE # 02120868

KW COMMERCIAL
3595-1 Inland Empire Blvd.
Suite 1250
Ontario, CA 91764
909.980.6868

PROPERTY FEATURES



BUILDING SIZE

±20,000 sq.ft. (Two buildings
±17,800 sq.ft. & ±2,200 sq.ft.)

LOT SIZE

±1.13 – Acres (±49,223 sq.ft.)



PARCELS

APN'S: 0264-213-39-0000



ZONING

Light Industrial (IL) per the City of
San Bernardino



PROPERTY HIGHLIGHTS

- 2 Dock High Doors
- 3 Ground Level Doors
- Heavy Power up to ±2,000 Amps (Verify)
- Fenced Yard (Gated and Secured)
- Great Owner/User Opportunity
- Located off the Mill St. On/Off Ramp, easy access to the I-215 Fwy. Minutes from the I-10 and 210 Fwy.

This industrial property, located in San Bernardino, offers a prime owner-user opportunity with excellent access to major freeways. The site features two buildings totaling approximately ±20,000 sq.ft. of a ±1.13 acres lot. Key amenities include 2 dock-high doors, 3 ground-level doors, and heavy power available up to ±2,000 amps (verify), making it ideal for a variety of industrial uses. The property is fully secured with a gated and yard.

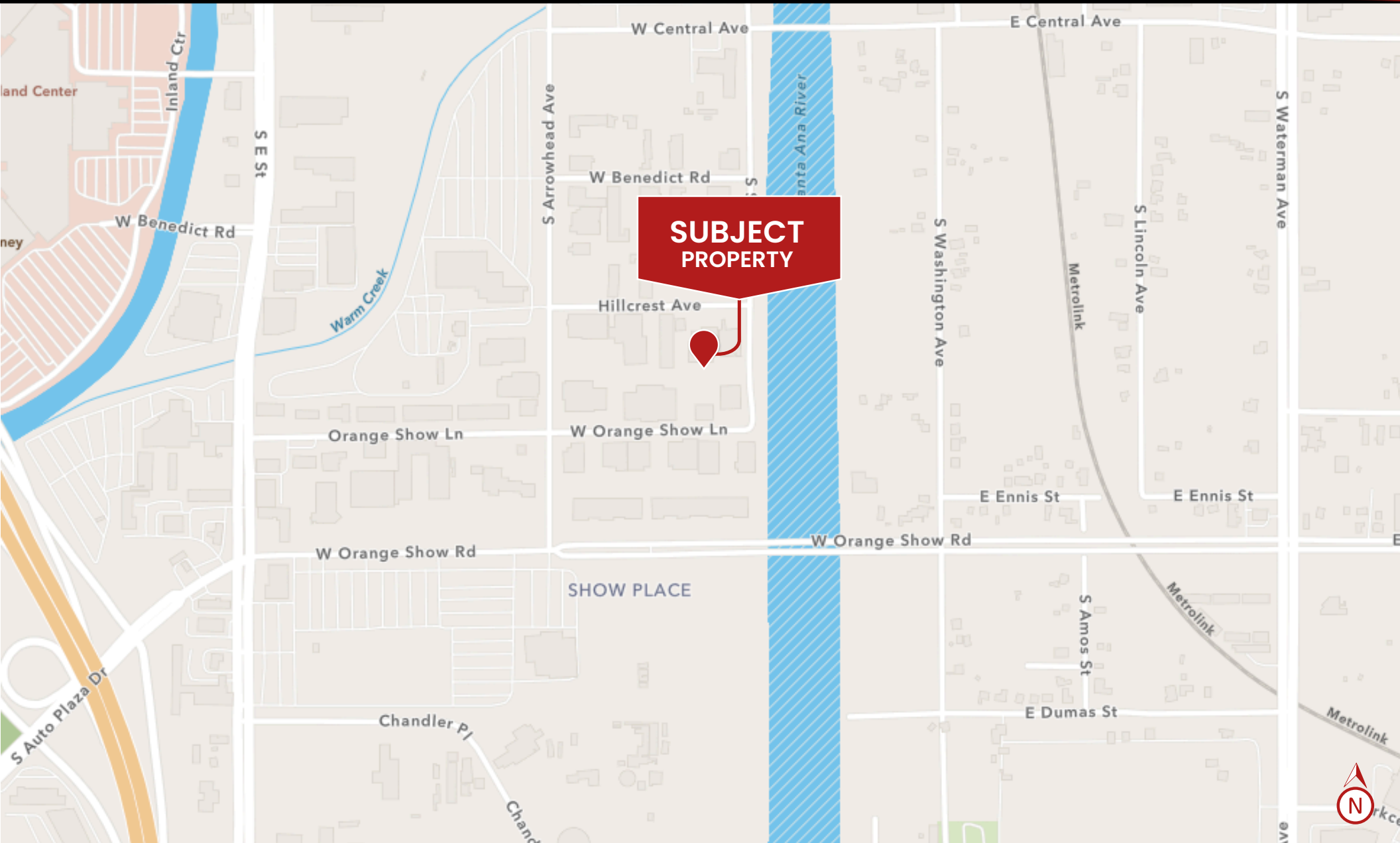
Strategically located near the Mill St. On/Off ramp, the site provides quick access to the I-215 Freeway, with the I-10 and 210 Freeways just minutes away. Zoned IL (Industrial Light) per the City of San Bernardino, this property is well-suited for businesses seeking a well-positioned, accessible industrial space with expansion potential.



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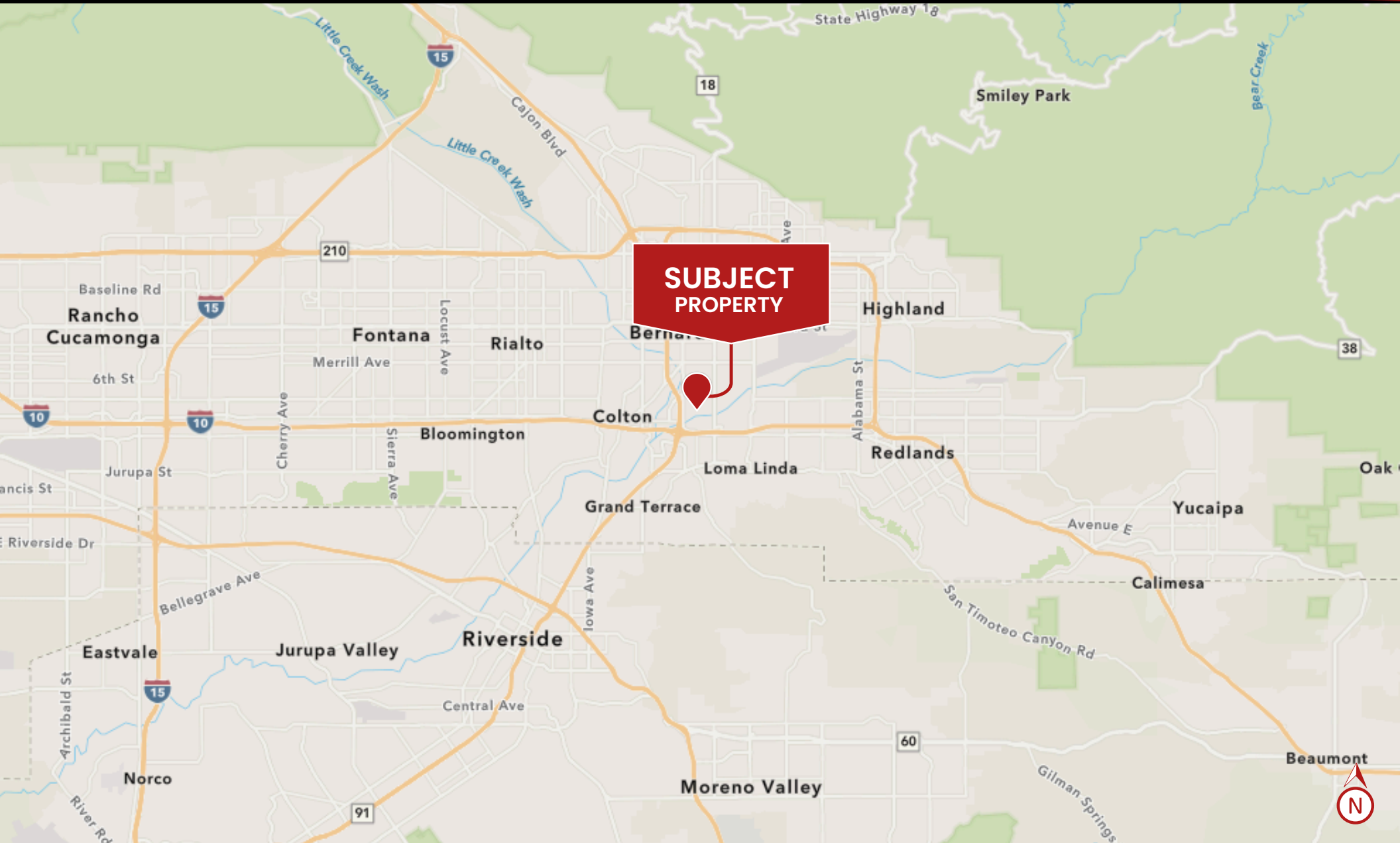
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