



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](http://alliedcommercialrealestate.com)

Presented By:

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CalDRE #01301532



COMMERCIAL REAL ESTATE



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate:	\$6,500.00 per month (MG)
Building Size:	810 SF
Lot Size:	27,000 SF
Zoning:	Community Industrial (IC)

## 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, towing and/or contractors yard. Featuring a solid 810 SF building with two restrooms. Flexible Community Industrial (IC) zoning thru the County of San Bernardino. The strategically positioned over 1/2 acre storage yard complements the property's potential for a range of industrial and commercial uses. Furthermore, ownership has started the process for a Towing, Trucking & Contractors Yard Minor Use Permit (MUP). 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

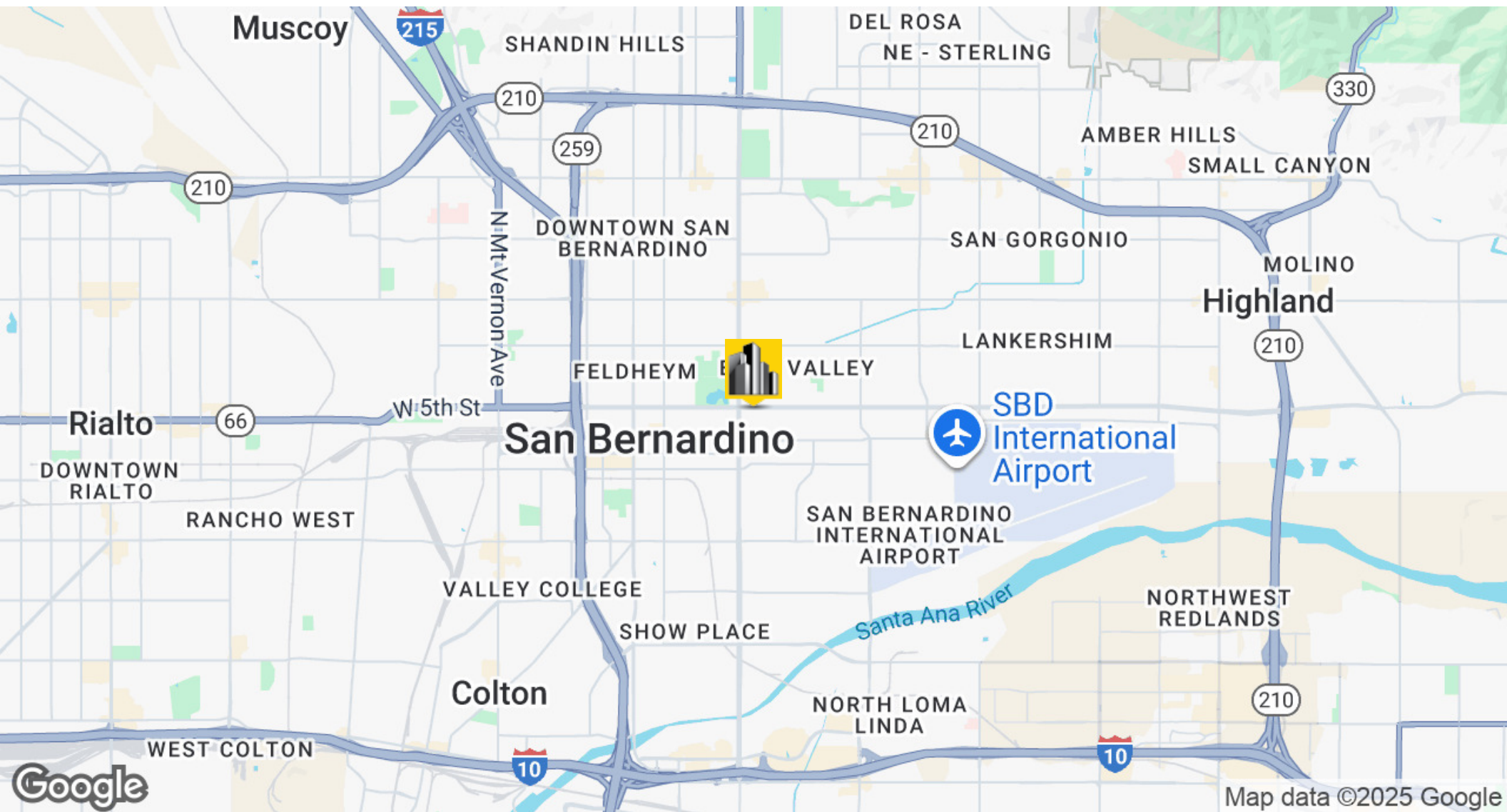
- Over 1/2 acre storage yard
- Highly visible along 5th with Signage
- +/- 810 Sq. Ft. Existing Structure

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# LOCATION MAP



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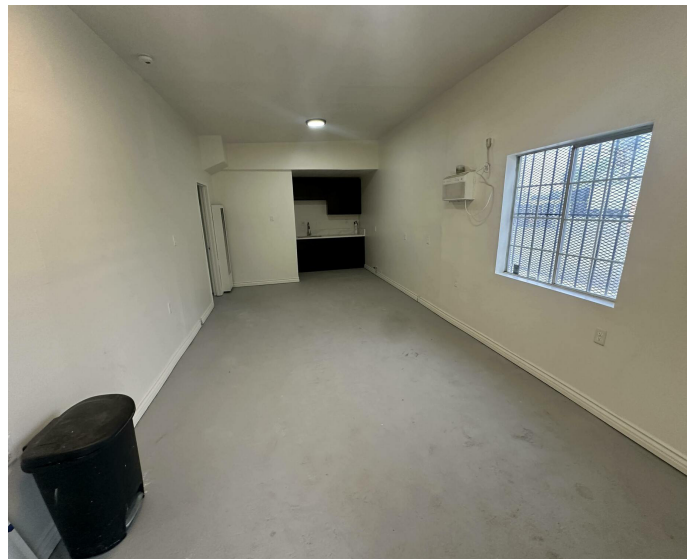
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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# ADDITIONAL PHOTOS



**TONY M. GUGLIELMO, CCIM**  
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