

FOR SALE | MULTIPLE BUILDINGS ON +2.85 ACRES

9503, 9501/1105 S WATERMAN AVENUE, SAN BERNARDINO, CA 92408

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Corporate ID#: 01048055
www.lee-associates.com

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID 01048055

PROPERTY OVERVIEW

9503, 9501/1105 S WATERMAN AVENUE, SAN BERNARDINO, CA 92408



Property Highlights

- ± 2.85 Acres - Ideal Development Opportunity, or User Opportunity
- Mix of IL (light industrial) & OIP Zoning (Office/industrial)
- APNS: 0280-142-30 & 0280-142-26
- $\pm 2,390$ SF Building
- 4 Entrances for Full Drive Around Access
- Fenced Yard
- Partially Paved in High Quality Concrete
- Ideal for Automotive Service, Truck Yards, Contractor's Yard, or Fleet Service Center Site
- Possible Assemblage Pay for over 4-Acre Corner Location

Property Characteristics:

- Street Frontage on Waterman Avenue/Orange Show Rd
- Freeway Close, Direct Access to 215/10 Freeways
- Fully Improved with Curb, Gutter, Sidewalk, and Landscape
- Full Utilities to Site

Leased Investment:

- ± 0.83 Acre Site is Leased on 5 Year Term to Credit Tenant
(Platinum Landscape for \$11,500 Per Month with 3 % Escalators)

9503 PROPERTY PHOTOS

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9501/1105 PROPERTY PHOTOS

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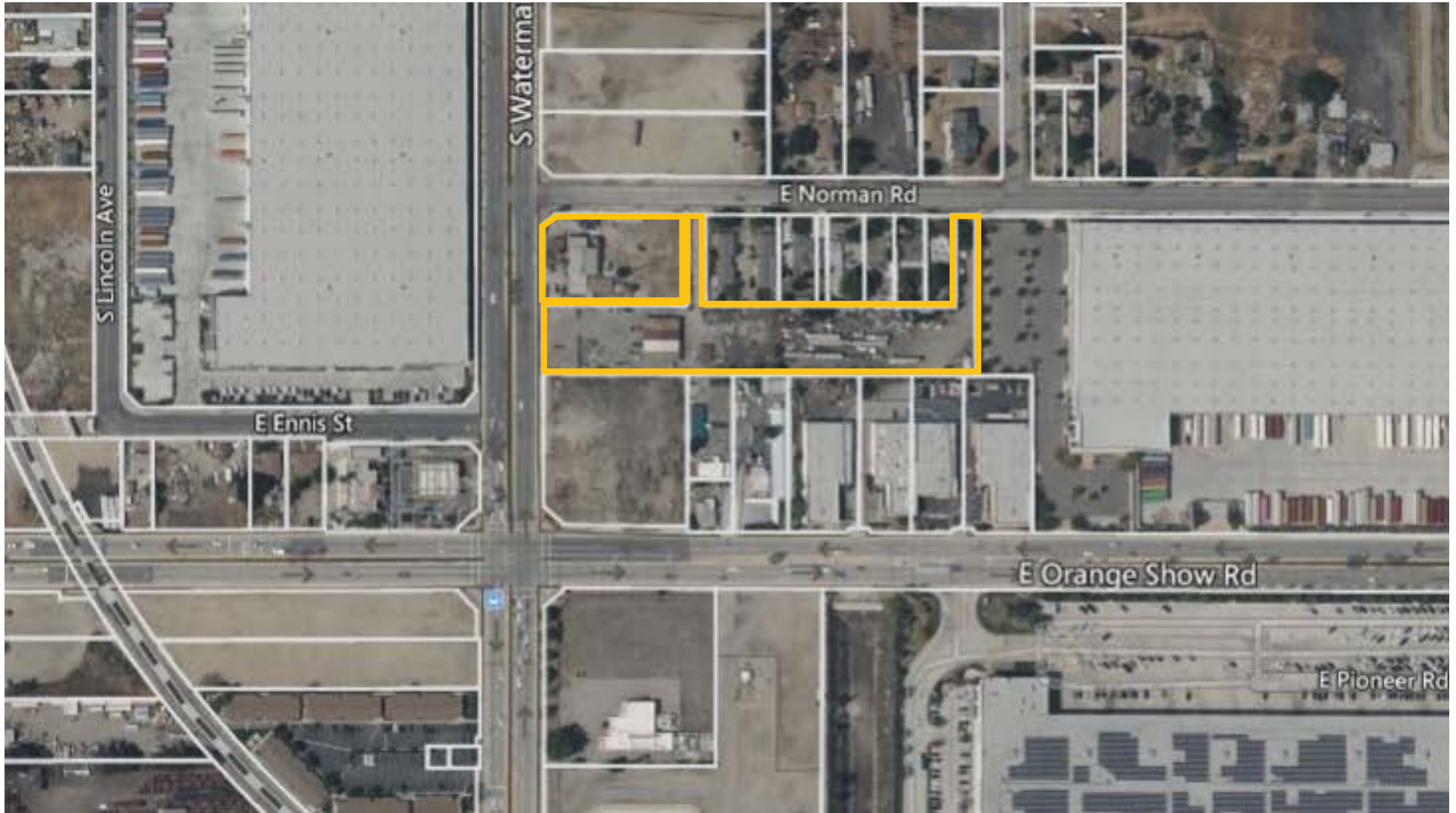
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PARCEL MAP

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LOCATION MAP

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