

# 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](http://www.lee-associates.com)

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# PROPERTY OVERVIEW

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



## Property Highlights

- $\pm 2.85$  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:

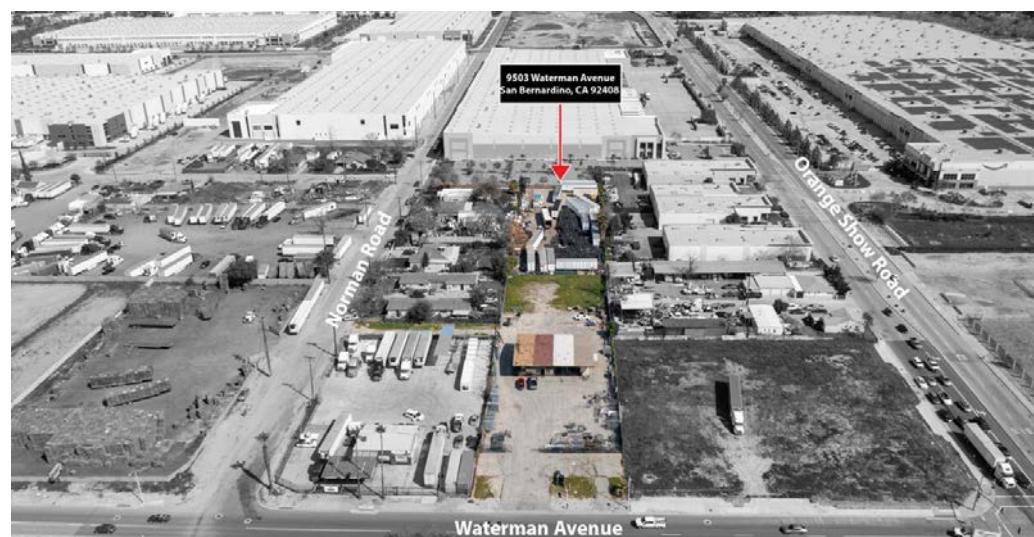
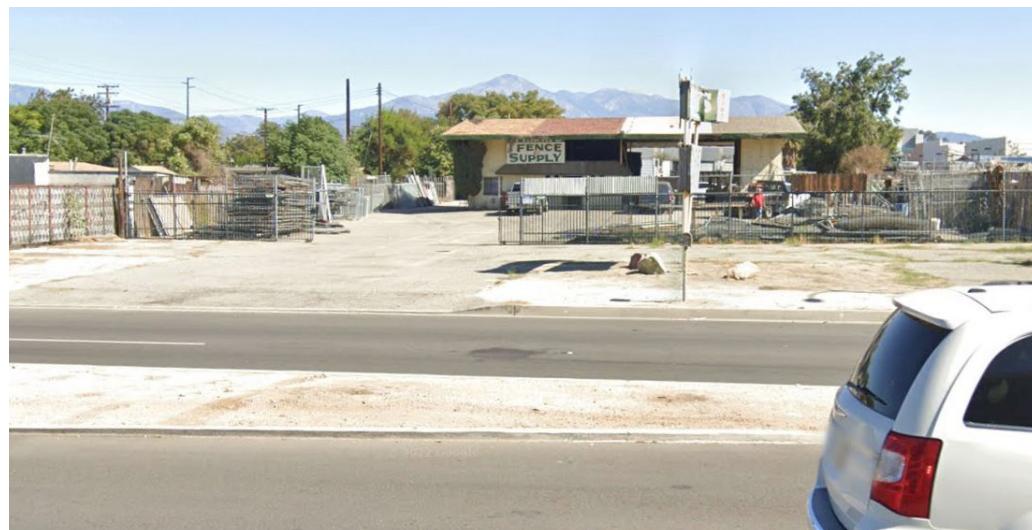
- $\pm 0.83$  Acre Site is Leased on 5 Year Term to Credit Tenant  
(Platinum Landscape for \$11,500 Per Month with 3 % Escalators)

# 9503 PROPERTY PHOTOS

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# 9501/1105 PROPERTY PHOTOS

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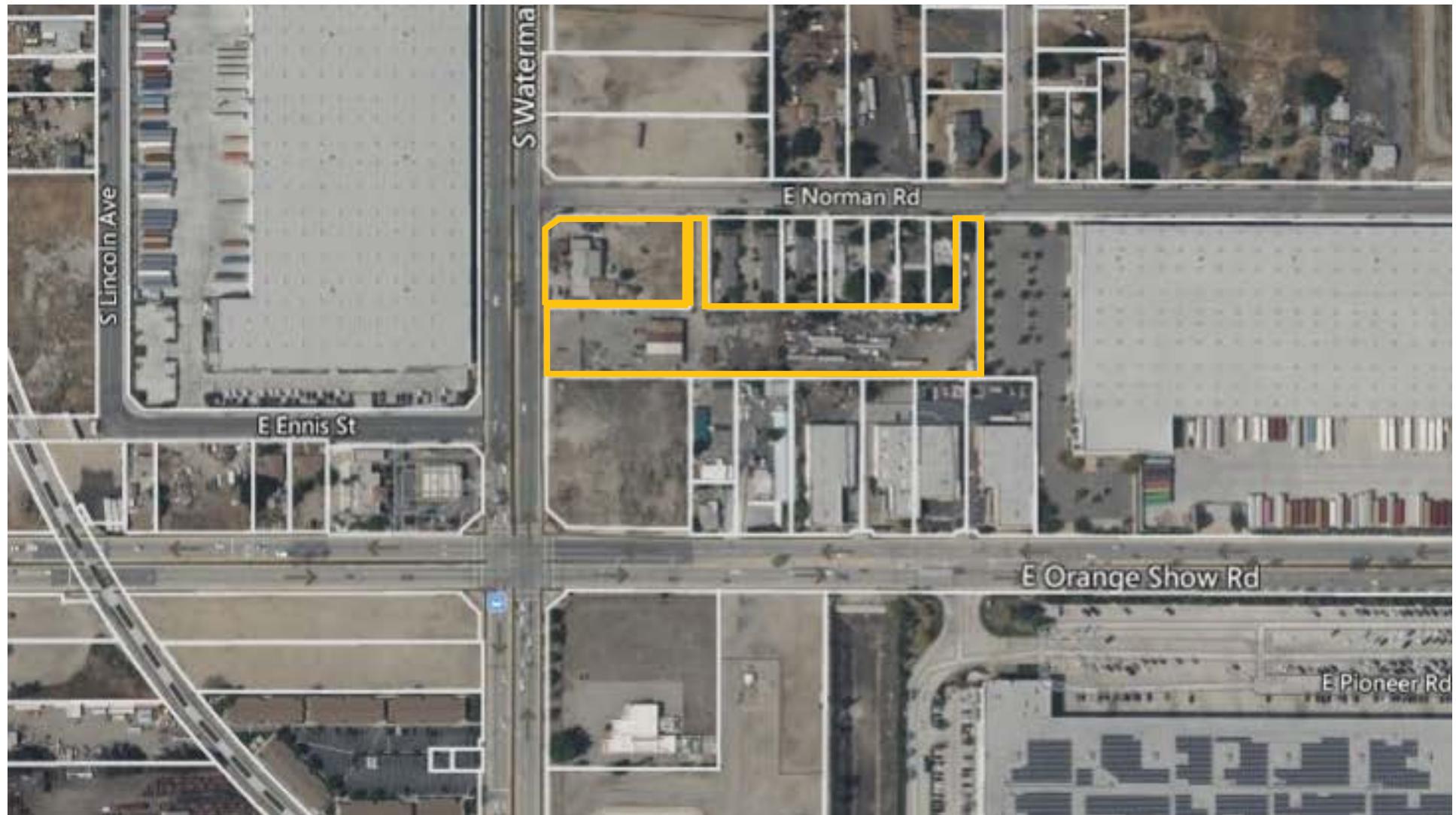
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# PARCEL MAP

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# LOCATION MAP

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