

FOR SALE/ LEASE

CAJON & N HANCOCK ST,
SAN BERNARDINO,
CA 92405



JESSICA ZHANG

BROKER ASSOCIATE
949.220.1888

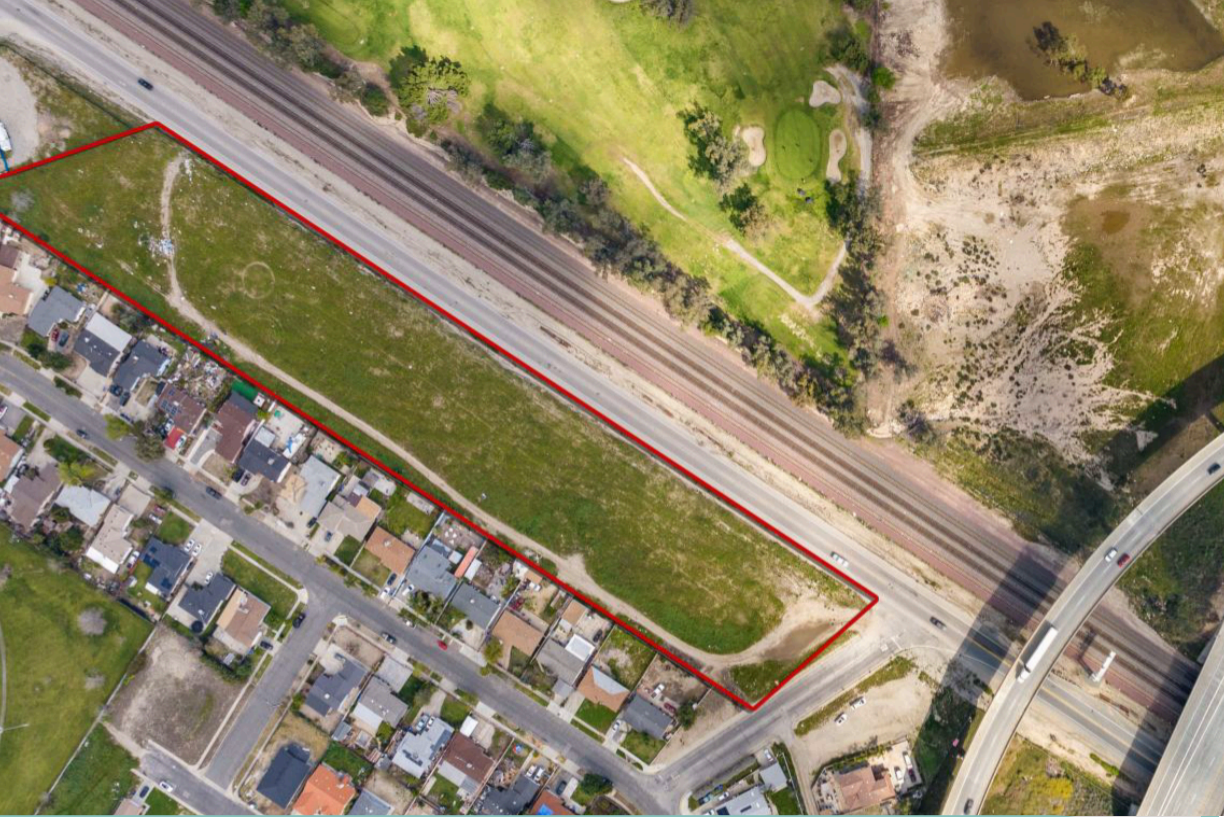
JESSICAZHANG861@GMAIL.COM

BRE#:01986201



UNIVERSAL ELITE
COMMERCIAL

18645 GALE AVE SUITE 233
CITY OF INDUSTRY CA 91748



FOR SALE/ LEASE

4.6 ACRES VACANT LAND

RENTAL RATE: \$0.18/SF/MONTH

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PROPERTY HIGHLIGHTS:

- NEXT TO INTERSECTION OF 215 & 210 FREEWAYS
- APPROXIMATELY 6.2 MILES TO I-215/I-10 INTERSECTION
- APPROXIMATELY 12.4 MILES TO I-215&I-60 INTERSECTION
- ZONED FOR LIGHT INDUSTRIAL
- CLOSE TO BNSF RAILWAY
- CORPORATE NEIGHBORS:
FAMILY DOLLAR DISTRIBUTION CENTER,
JC PENNEY DISTRIBUTION CENTER,
FEDEX, GXO DIRECT & XPO LOGISTICS

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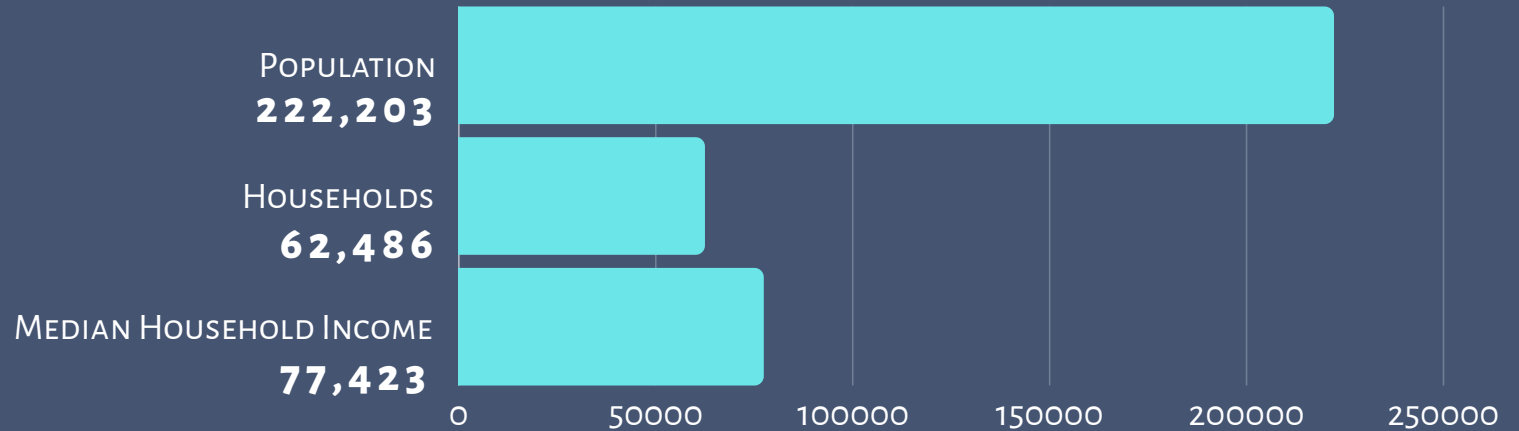
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LOCATED IN THE HEART OF THE INLAND EMPIRE, THE CITY OF SAN BERNARDINO OFFERS A DYNAMIC ENVIRONMENT FOR COMMERCIAL REAL ESTATE INVESTMENT. BOASTING A STRATEGIC LOCATION WITH EASY ACCESS TO MAJOR TRANSPORTATION NETWORKS, INCLUDING SEVERAL HIGHWAYS AND THE SAN BERNARDINO INTERNATIONAL AIRPORT, THE CITY IS AN IDEAL HUB FOR BUSINESSES LOOKING TO ESTABLISH A PRESENCE IN SOUTHERN CALIFORNIA.

SAN BERNARDINO'S DIVERSE ECONOMY IS SUPPORTED BY A RANGE OF INDUSTRIES, INCLUDING LOGISTICS, MANUFACTURING, HEALTHCARE, AND EDUCATION. THE CITY IS HOME TO SEVERAL PROMINENT INSTITUTIONS, SUCH AS CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO, PROVIDING A SKILLED WORKFORCE AND FOSTERING A CULTURE OF INNOVATION AND GROWTH.

WITH A POPULATION OF OVER 200,000 RESIDENTS AND A STRONG CONSUMER BASE, SAN BERNARDINO OFFERS AMPLE OPPORTUNITIES FOR RETAIL AND SERVICE-ORIENTED BUSINESSES. THE CITY'S VIBRANT DOWNTOWN AREA FEATURES A MIX OF HISTORIC ARCHITECTURE, MODERN AMENITIES, AND CULTURAL ATTRACTIONS, CREATING A UNIQUE AND INVITING ATMOSPHERE FOR BUSINESSES AND VISITORS ALIKE.

WHETHER YOU'RE LOOKING TO EXPAND YOUR BUSINESS OR INVEST IN A THRIVING COMMUNITY, SAN BERNARDINO OFFERS A PROMISING LANDSCAPE FOR COMMERCIAL REAL ESTATE DEVELOPMENT. WITH ITS STRATEGIC LOCATION, DIVERSE ECONOMY, AND VIBRANT CULTURE, THE CITY OF SAN BERNARDINO IS A PRIME DESTINATION FOR BUSINESSES SEEKING GROWTH AND SUCCESS IN SOUTHERN CALIFORNIA.

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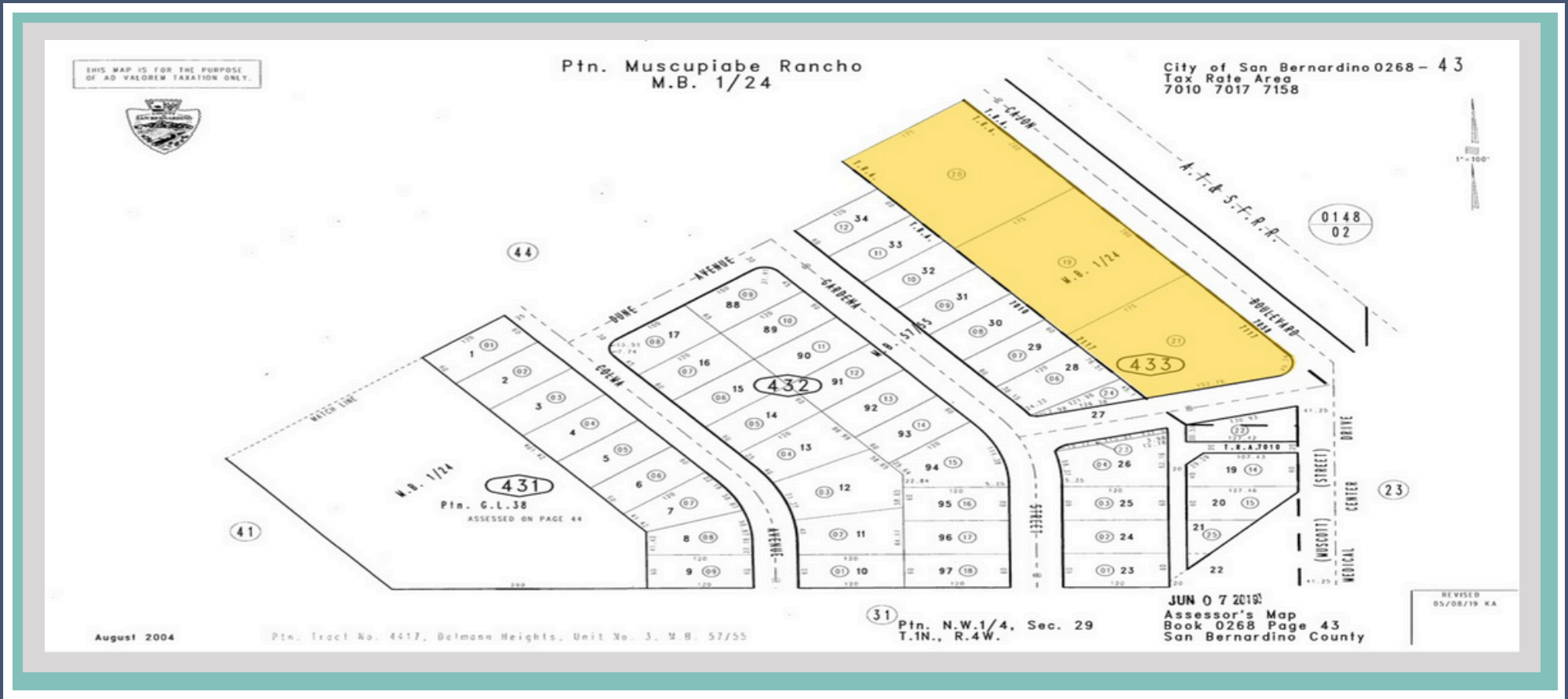


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