

WAREHOUSE/DISTRIBUTION FOR SALE



10397-10409 ALDER AVE

BLOOMINGTON, CALIFORNIA 92316

| OFFERING SUMMARY | |
|------------------|-------------|
| Sale Price: | \$7,000,000 |
| Available SF: | 8,250 SF |
| Lot Size: | 1.85 Acres |

0252-151-22 & 0252-151-5

Property Highlights

- +/- 8, 250 Sq. Ft. Building with Excess Land (10%) Coverage
- Zoned IC & IR County of San Bernardino
- Large Secure Yard Area with Drive Thru Gates
- · Covered Wash Rack with Clarifier
- · Fully Insulated Walls and Roof
- 1200 amps Heavy Three Phase Power
- Electric Sliding Gate
- Sprinklered

Property Overview

Great, newer construction building on +/- 1.85 acres. This building is loaded with many extras. Wired for Security Cameras Ideal for Contracting, Materials & Transportation Users, Office: +/-3,500 SF – Two Story – With Restrooms on both floors and wet bar. Natural gas to the building.

Don Archer

APNS:

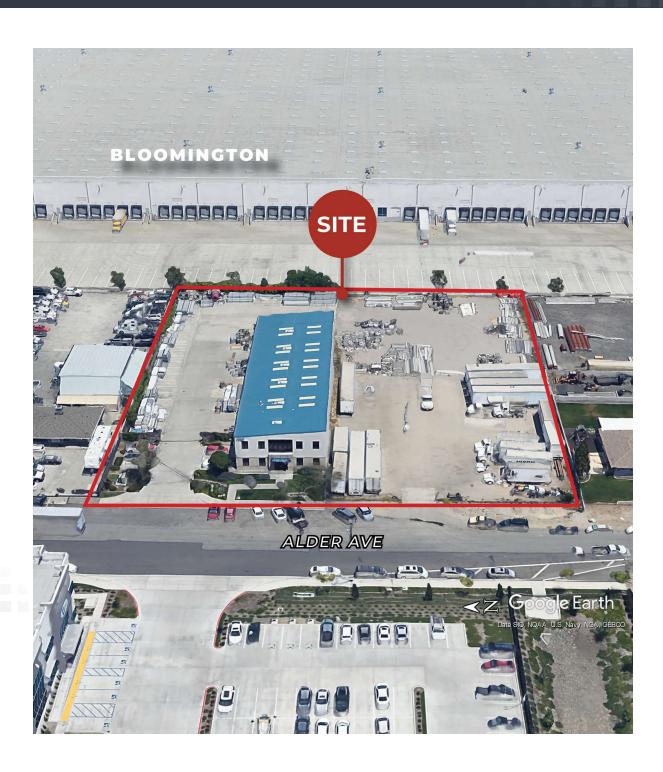
Vice President 951.346.0807 darcher@naicapital.com CA DRE #01393449

Doug Neyhart

Broker Associate 760.702.0366 neyhartd@aol.com CA DRE #01964032 No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic.







Don Archer

Vice President 951.346.0807 darcher@naicapital.com CA DRE #01393449

Doug Neyhart

Broker Associate 760.702.0366 neyhartd@aol.com CA DRE #01964032 No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474













Don Archer

Vice President 951.346.0807 darcher@naicapital.com CA DRE #01393449

Doug Neyhart

Broker Associate 760.702.0366 neyhartd@aol.com CA DRE #01964032 No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliabs sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474