

# FOR SALE



INLAND  
EMPIRE

## ±36,144 SQ.FT. INDUSTRIAL BUILDING 444 ATHOL ST., SAN BERNARDINO, CA 92401



### PROPERTY FEATURES

**Building Size:** ±36,144 Sq.Ft

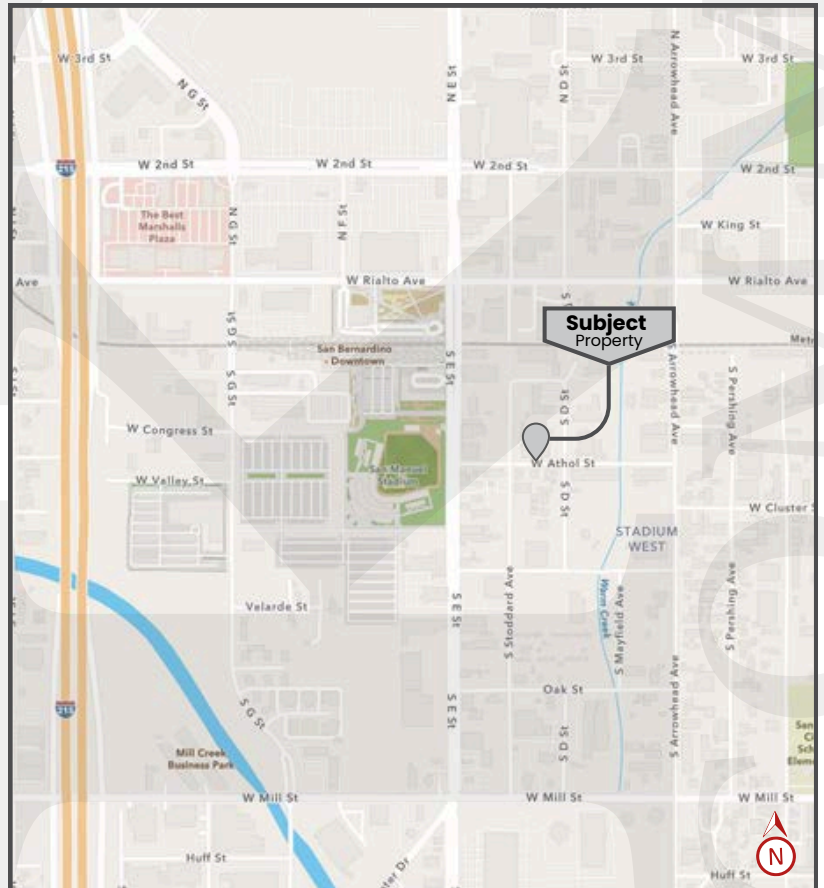
**Lot Size:** ±1.72 – Acres (±75,054 Sq.Ft.)

**APN:** 0136-122-43-0000

**Zoning:** Industrial Light (IL) per the City of San Bernardino, CA

### PROPERTY HIGHLIGHTS

- ±3,432sq.ft. Office Space
- ±18' Clear Height
- 3 – Dock High Doors
- 1 Interior Truck Well
- 5 – Ground Level Doors
- ±1,200 AMPS (verify)
- Paved Yard
- Great Access to I-215 Freeway and Minutes to I-10 & 210 Freeway





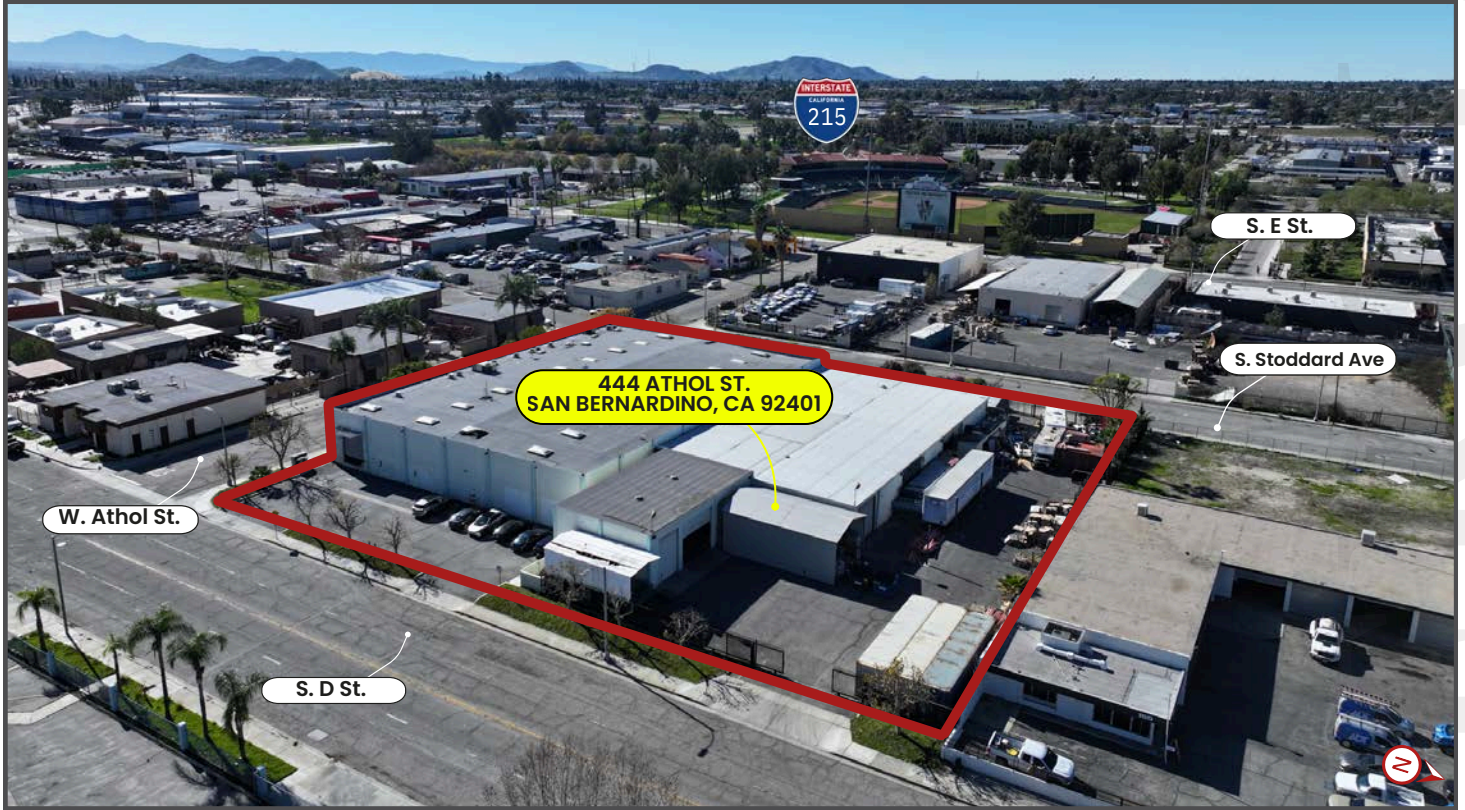
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**ADDITIONAL PICTURES**



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