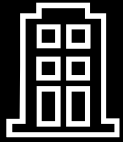


1 ACRE – INDUSTRIAL LOT – FOR LEASE

536 E. CENTRAL AVE., SAN BERNARDINO, CA 92408



PROPERTY FEATURES



LOT SIZE:

± 1.00 - Acre (± 43,560 - Sq.Ft.)



PARCEL:

APN: 0280-032-05-0000



ZONING:

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

PROPERTY HIGHLIGHTS

- Fenced/Secured
- Compact Gravel Yard
- Surrounded by many New Industrial Developments
- ±2.3 Miles to the San Bernardino International Airport
- ±1.8 Miles from I-10 Waterman Ave. On/Off Ramp, and ±1.7 Miles from the I-215 Orange Show Rd. On/Off Ramp



**INLAND
EMPIRE**

CAL DRE # 02120868

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3595-1 Inland Empire
Blvd. Suite 1250
Ontario, CA 91764
909.980.6868



The compact gravel yard offers practical space for storage, parking, or equipment use. Fully fenced and secured, the site ensures safety and controlled access.

Situated in a rapidly developing industrial zone, the property is surrounded by new commercial and industrial projects. This growth enhances the area's business appeal and potential for future value. It's an ideal location for companies looking to grow alongside a thriving community.

The site boasts excellent accessibility to key transportation routes. It's just ±2.3 miles from San Bernardino International Airport, ±1.8 miles from the I-10 Waterman Ave. on/off ramp, and ±1.7 miles from the I-215 Orange Show Rd. on/off ramp. This central location supports smooth logistics and employee commutes.

ADDITIONAL PROPERTY PICTURES

536 E. CENTRAL AVE., SAN BERNARDINO, CA 92408



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INLAND
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PLAT MAP

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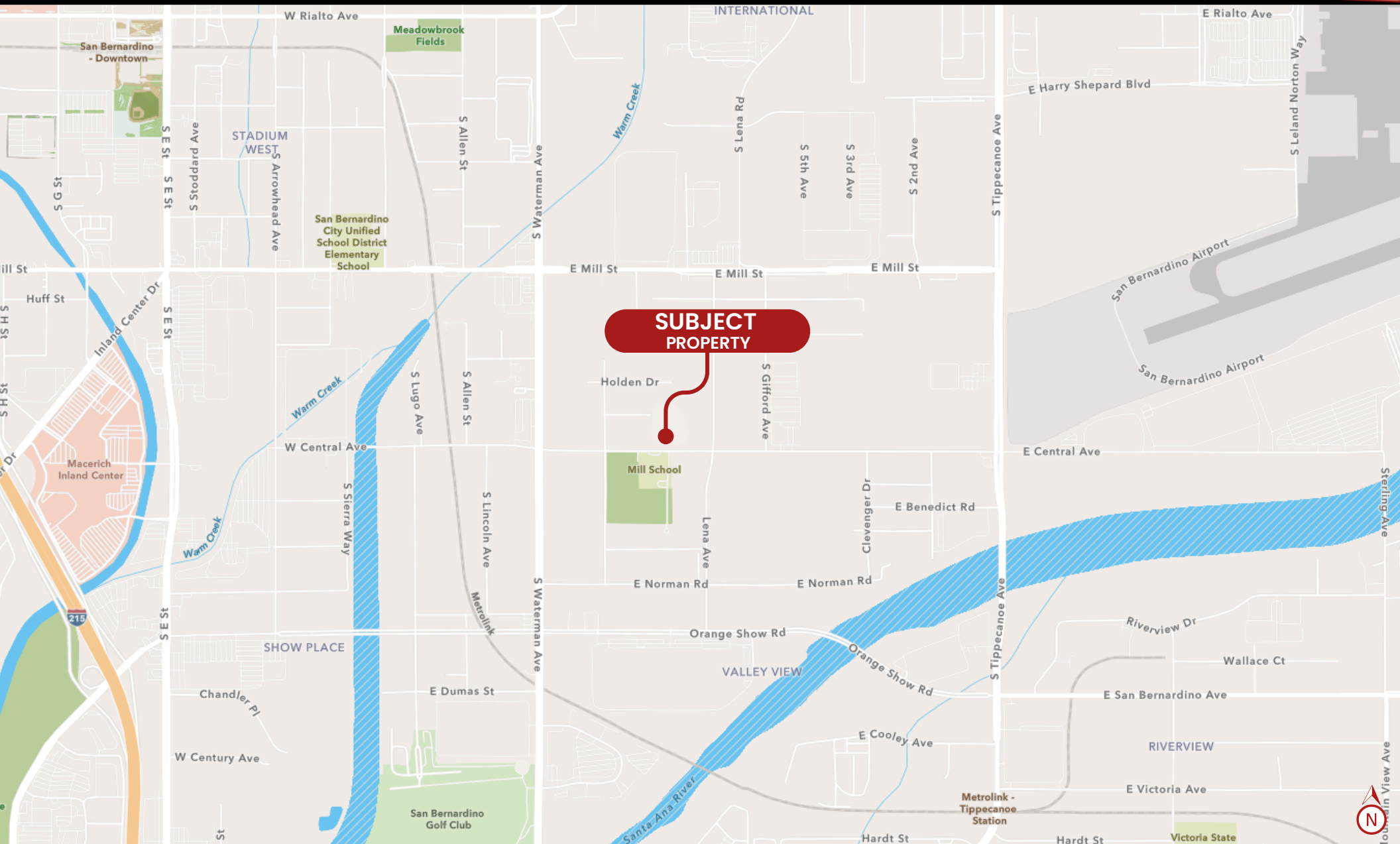


INLAND EMPIRE

CAL DRE # 02120868

LOCAL MAP

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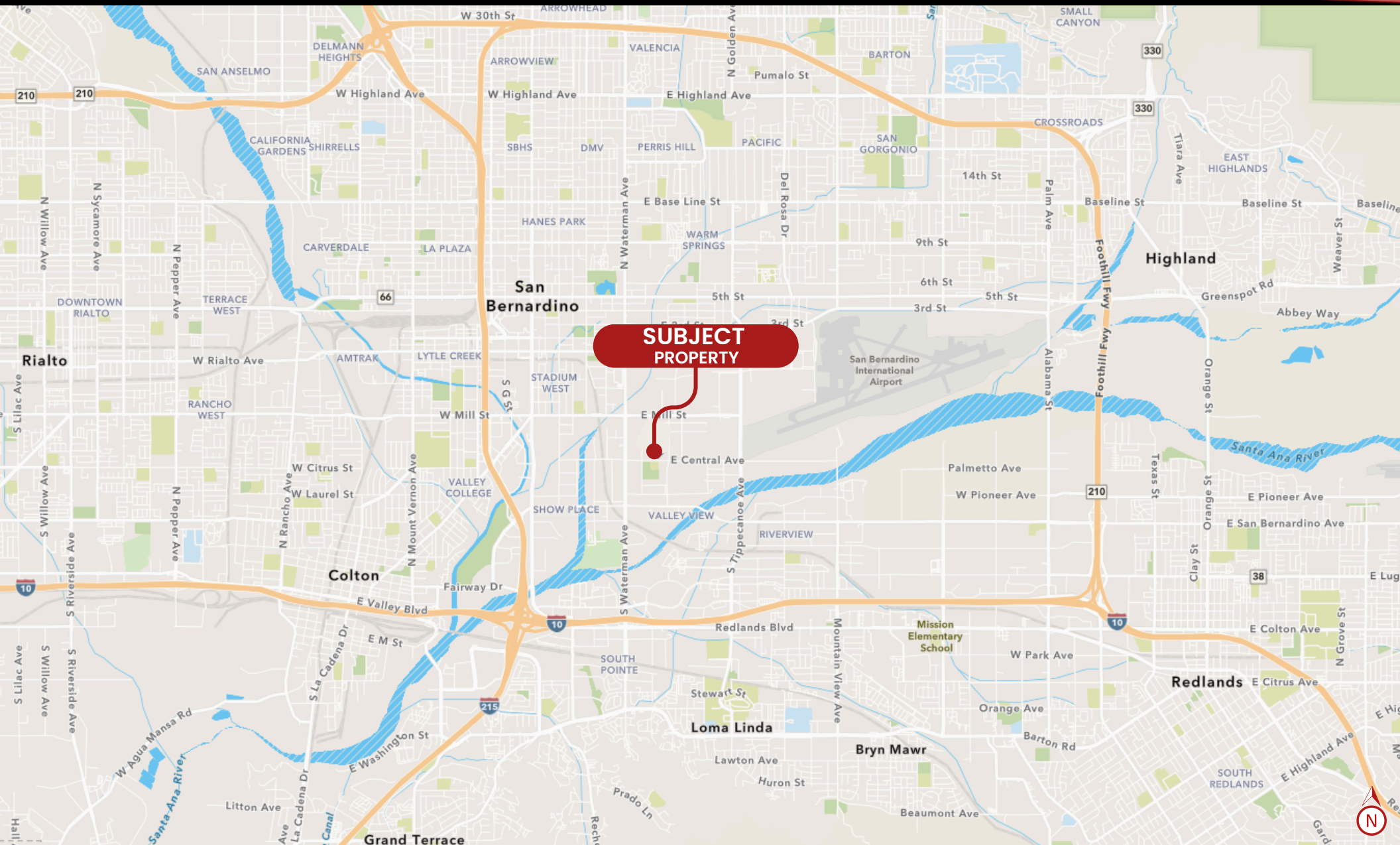


INLAND
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REGIONAL MAP

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