

# INDUSTRIAL FOR LEASE

PRIME INDUSTRIAL FACILITY WITH ENHANCED FEATURES IN THE HEART OF THE PROPOSED BARSTOW GATEWAY

880 Laverne Ave, Barstow, CA 92311



## ECONOMIC DATA

**LEASE RATE:** \$1.00 SF/month (NNN)

## PROPERTY INFORMATION

**COUNTY:** San Bernardino

**MARKET:** Inland Empire North

**SUBMARKET:** High Desert

## BUILDING DATA

**TOTAL BUILDING SF:** 4,354 SF

**YEAR BUILT:** 1965

**ZONING:** Commercial

## LISTING DATA

**AVAILABLE SF:** 4,354 SF

## PROPERTY OVERVIEW

This industrial property offers a highly functional setup tailored to meet the needs of manufacturing, logistics, or distribution operations. It features three air-conditioned private offices within the warehouse, creating a comfortable and efficient workspace. The interior and exterior have been recently remodeled, presenting a clean, modern aesthetic. A generous, well-organized layout provides ample storage capacity, while the 220V 3-phase power system supports heavy machinery and a wide range of industrial applications.

Beyond the building, the property includes an improved, gated yard that's ideal for secure storage, equipment staging, or vehicle parking, with additional yard space available for lease. Offered at a competitive lease rate of \$1.00 per square foot NNN, this space combines affordability with outstanding infrastructure. With its blend of security, utility, and updated features, this asset stands out as a compelling opportunity in the industrial market.

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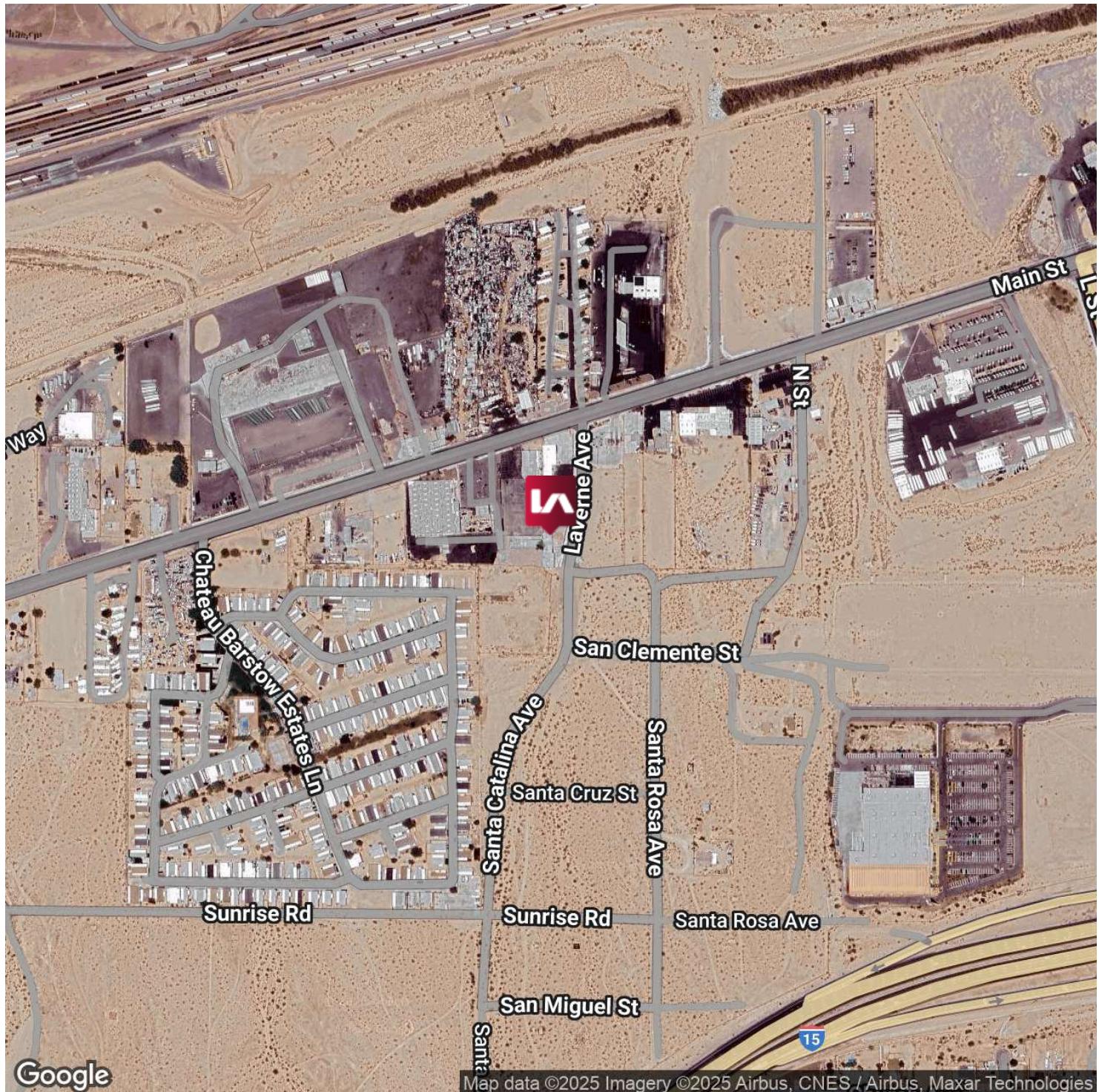
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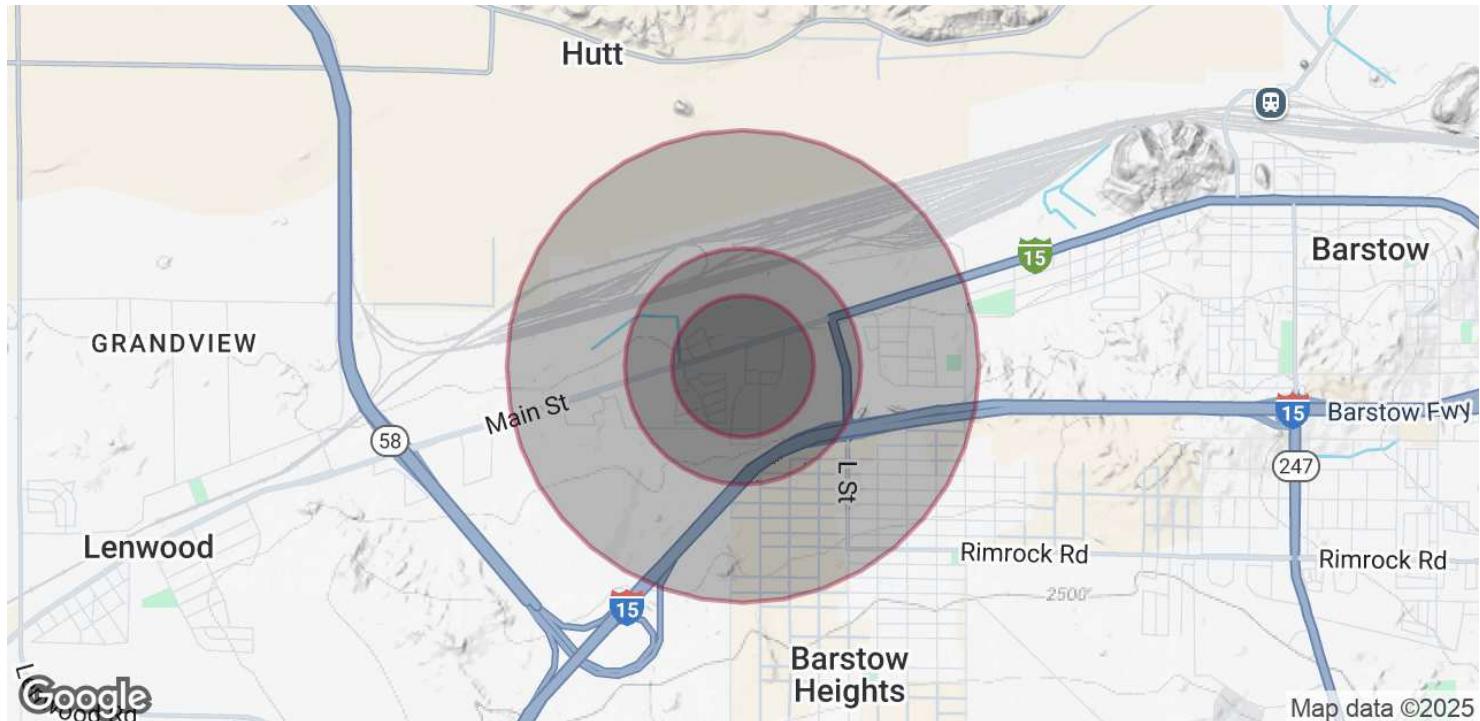
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	492	1,624
Average Age	36	36	38
Average Age (Male)	34	34	37
Average Age (Female)	38	38	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	175	570
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$81,104	\$79,913	\$90,764
Average House Value	\$150,522	\$150,951	\$227,421

Demographics data derived from AlphaMap

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