



Two Industrial Buildings For Sale

Newly Constructed on ±174 Acres

Water Rights Included

3108 Lytle Creek Rd., Lytle Creek CA

Executive Summary

This offering presents a rare opportunity to acquire two newly constructed industrial buildings situated on a significant land holding in the Lytle Creek area of San Bernardino County. The property combines modern industrial improvements with a substantial excess land component, offering flexibility for a variety of owner-user or investment strategies.

The site consists of six parcels totaling approximately ± 174.3 acres, with portions of relatively flat, usable land suitable for future expansion, outdoor storage, or potential development (subject to buyer verification). The improvements include two freestanding industrial buildings, each with a $\pm 15,000$ square foot footprint, with one building featuring an additional $\pm 5,000+$ square feet of second-story office and storage space, along with two residential-style structures located on separate adjoining parcels.

The industrial buildings are designed for functionality and access, featuring ample parking, truck courts, loading docks, and grade-level doors. The property is further improved with concrete drive aisles and parking areas, providing efficient circulation throughout the developed portion of the site. The residential-style structures provide functional flexibility for a variety of uses, including administrative offices, on-site management housing, yard supervision, or potential rental income. Their separation from the main industrial improvements allows for independent use or future repositioning, further enhancing the overall utility and optionality of the site.

Located within proximity to the Inland Empire industrial market, the property offers a unique combination of seclusion, scale, and accessibility—well-suited for users seeking a controlled environment with expansion potential or investors targeting long-term land value and industrial utility.

**New Construction Buildings, Existing Structures,
Extensive Land Area and Water Rights Included**

OFFERED AT \$17,000,000



Contact:

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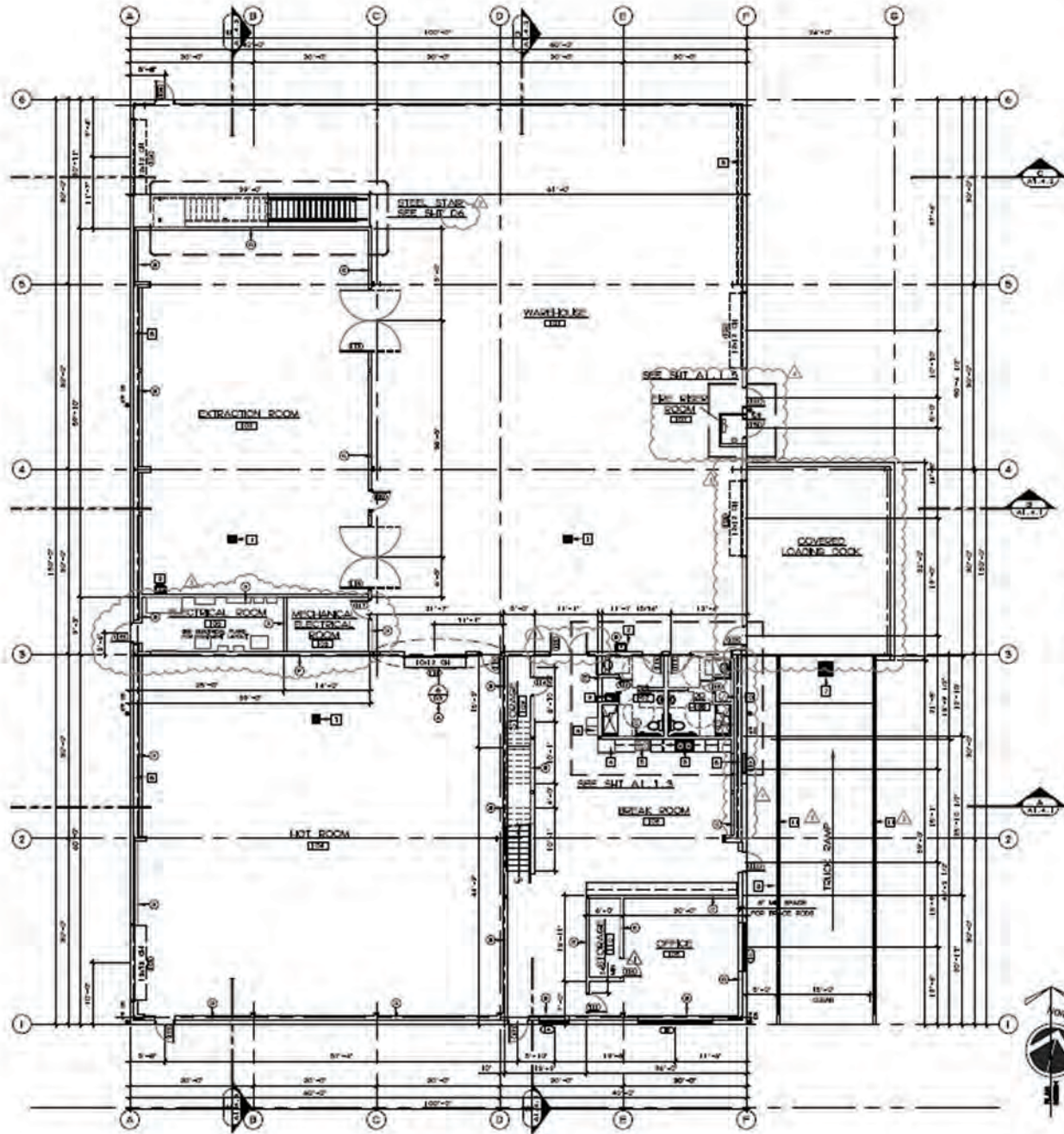


Industrial Buildings Overview

- Construction Finaled in Q2 2026
- 2 Pre-Engineered Metal Buildings with R-19 Insulated Walls
- ±20,831 SF (West Building)
- ±1,268 SF of Office Area and ±4,233 SF of Mezzanine Storage (West Building)
- ±15,000 SF (East Building)
- F1, S2, B Ocupancy Rating
- 23 Foot Clear height
- West Building offers a ±3,600 sf Hot Room and ±2,340 sf Cold Room
- Steel Roof with Rubber Seal Coated R-30 Insulation
- 1,200 AMP / 480 Volts / 3 Phase Power
- III - B Sprinkler system
- Concrete Parking, Drive-Isles and Truck Circulation
- Each Building has 4 Ground Level Doors and 1 Truck Well with ±760 SF Well Canopy on West Building
- 6” Concrete Floor Slabs
- Large Warehouse Ceiling Fans
- 4 Restrooms with Showers (West Building)
1 Restroom (East Building)
- Exterior Security Lighting and Cameras
- On-Site Storm Water Collection Basin
- On-Site Water Service Pump Facility
- Natural spring On-Site with All Water Rights Included



3108-A Lytle Creek Rd. (West Building) First Floor Plan



- KEY NOTES**
- 1 FLOOR DRAIN PER PLUMBING PLAN
 - 2 UTILITY SINK - FLOOR MOUNT
 - 3 DUL. KITCHEN SINK W/ DISPOSAL
 - 4 REFRIGERATOR
 - 5 ELECTRIC COOK TOP - PROVIDE RANGE HOOD AND VENT TO OUTSIDE AIR
 - 6 ICE MAKER
 - 7 CATCH BASIN TO STORM DRAIN
 - 8 PEMB WALL ROD BRACINGS
 - 9 UTILITY SINK - SHELVE ABOVE
 - 10 ELECTRIC WATER HEATER
 - 11 6" CONCRETE CURB WALL W/ 1-1/2" STD. PIPE GUARD RAIL. 42" TALL SEE DETAIL 17-02

- WALL SCHEDULE**
- A 6" FULL HEIGHT METAL STUD WALL + 1/2" O.C. DRYWALL BOTH SIDES
 - B 2x6 + 16" O.C. WOOD STUD BEARING SHEAR WALL PER STRUCTURAL TO 2ND FLOOR DRYWALL INSIDE FACE
 - C 2x6 + 16" O.C. WOOD STUD BEARING SHEAR WALL PER STRUCTURAL TO 2ND FLOOR DRYWALL BOTH SIDES
 - D 2x6 + 16" O.C. WOOD STUD NON-BEARING 5/8" TYPE-X DRYWALL BOTH SIDES - ONE HOUR WALL
 - E 2x6 + 16" O.C. WOOD STUD NON-BEARING DRYWALL BOTH FACE
 - F 2x6 + 16" O.C. WOOD STUD BEARING SHEAR WALL PER STRUCTURAL TO 2ND FLOOR 5/8" TYPE-X DRYWALL BOTH SIDES - ONE HOUR WALL

LEGEND

--- SHEAR WALL - SEE SHEET SI. 7.1

HAZARDOUS MATERIALS


1. 16. Isocyanate materials according to quantities listed in CDC Tables 307.1(2) and 307.2(2) are to be used or stored in 55 gal drums

SYMBOL	DESCRIPTION
▲	Asbestos
▲	Lead
▲	PCB's
▲	Radon
▲	Mercury
▲	Flammable
▲	Corrosive
▲	Reactive
▲	Toxic
▲	Other

KEY PLAN

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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CONTRACTOR

**WEST BUILDING
BUILDING DEPARTMENT
SUBMITTAL**

• NEW/REV-2024-0030

PROJECT NAME


**New Project Development for
Mountain Avenue Bees**

312 Lytle Creek Road
Lytle Creek CA 92556

REVISIONS

NO.	DATE	DESCRIPTION

SCALE / DRAWING



The design, drafting, or other technical work contained herein was prepared and sealed in compliance with the provisions of the State of California, Professional Engineers Act, Chapter 10, Division 47, Title 9, and the rules and regulations of the State Board of Professional Engineers, Architects, and Surveyors.

BY: *[Signature]*
DAVID R. SMITH, P.E.
No. 2050
State of California

**WEST BUILDING
FIRST FLOOR PLAN**

PROJECT DATE: 1/7/2025
DATE: 8/7/24
PROJECT NO.: 22-018-1
SHEET: A111

Land Area Attributes



The entire site consists of 6 contiguous parcels totaling ± 174.30 Acres

1. APN 0239-311-20 Zoned RL
 ± 1.27 Acres
2. APN 0239-311-03 Zoned RL
 ± 2.00 Acres
3112 Lytle Creek Rd.
(Residential Type Structure)
3. APN 0239-011-09 Zoned RL-10
 $\pm .36$ Acres
3110 Lytle Creek Rd.
(Water Pump Facility)
4. APN 0239-011-08 Zoned RL-10
 ± 16.00 Acres
3108 A & B Lytle Creek Rd.
(New Construction Industrial Buildings)
5. APN 0239-011-05 Zoned RC
 ± 148.17 Acres
2828 Lytle Creek Rd.
(Residential Type Structure)
6. APN 0239-012-05 Zoned RC
 ± 6.50 Acres

Natural Spring with All Water Rights Included

Property Photos



Surrounding Area



All information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or other appropriate source.

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