

# INDUSTRIAL BUILDING | FOR LEASE

Marcus & Millichap

± 6,480 SF

1831 S. COMMERCENTER DRIVE WEST  
SAN BERNARDINO, CA

## BUILDING FEATURES

- ± 6,480 SF Flex Building
- Clear Height: 14 Ft Minimum Clearance
- 21 Parking Spaces
- Secured Yard with Two Ground Level Doors
- Excellent Freeway Access: I-10 & I-215 Fwy
- Year Built: 1980
- Lot Size: 0.35 Acres
- Asking Rate: \$1.15 MG plus CAM of \$0.07 PSF
- Available for Occupancy: Immediate



## CONTACT US

Mir Ali  
Senior Associate  
C: 909.262.7085 | D: 909.456.3407  
mir.ali@marcusmillichap.com  
License CA 02142591

Kevin Struve  
Senior Vice President Investments  
C: 909.957.9243 | D: 909.456.7013  
kevin.struve@marcusmillichap.com  
License CA 01266441

Tony Solomon | Broker of Record | License CA 01238010

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Lessee must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.



## FLOOR PLAN



## CONTACT US

Mir Ali  
Senior Associate  
C: 909.262.7085 | D: 909.456.3407  
[mir.ali@marcusmillichap.com](mailto:mir.ali@marcusmillichap.com)  
License CA 02142591

Kevin Struve  
Senior Vice President Investments  
C: 909.957.9243 | D: 909.456.7013  
[kevin.struve@marcusmillichap.com](mailto:kevin.struve@marcusmillichap.com)  
License CA 01266441

Tony Solomon | Broker of Record | License CA 01238010

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Lessee must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.