

Available
Build-to-Suit

25362 E 3rd Street, Highland CA 92346



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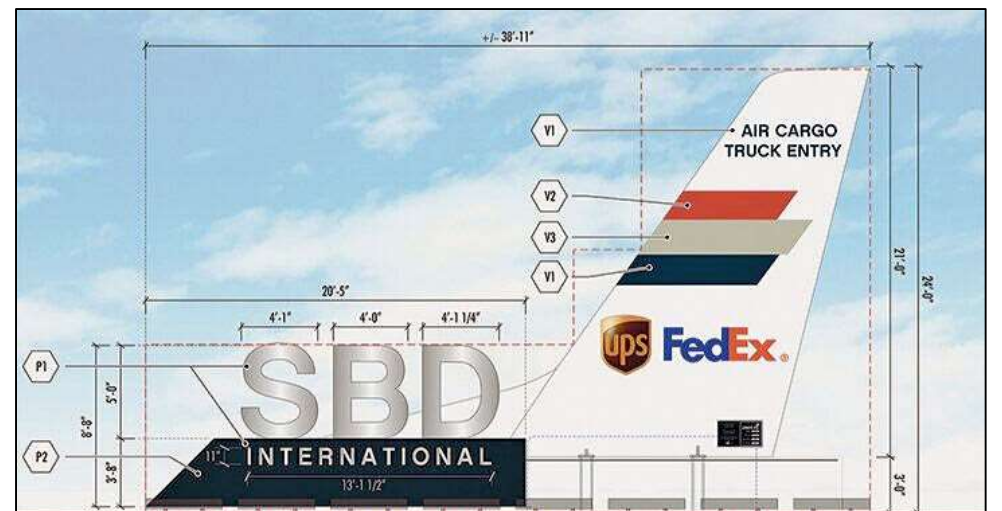
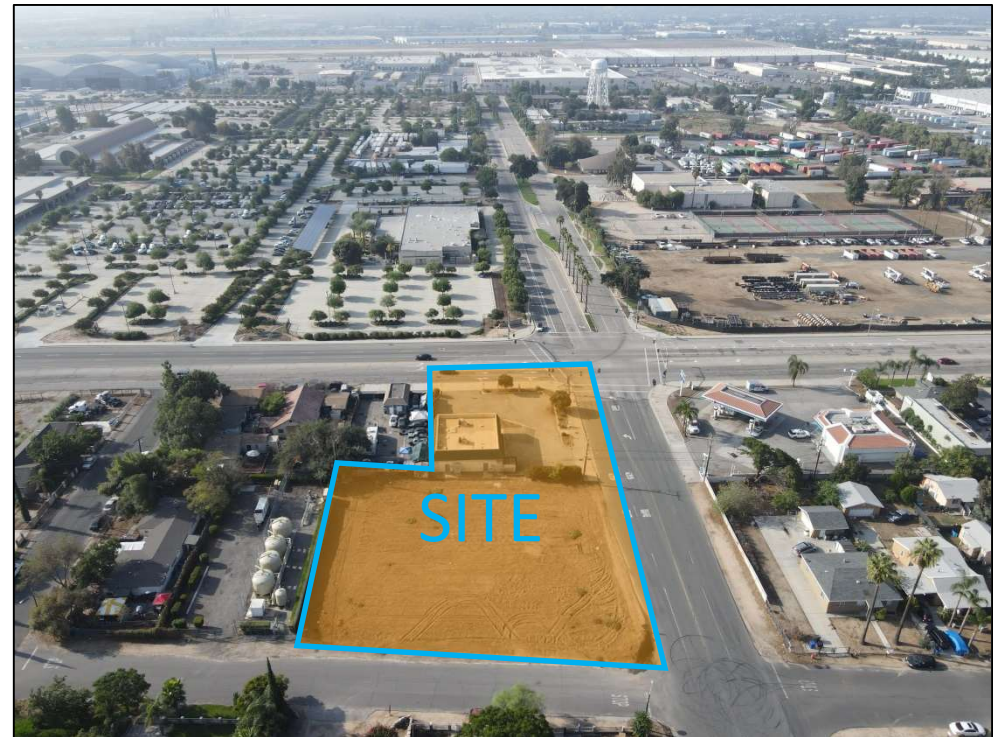
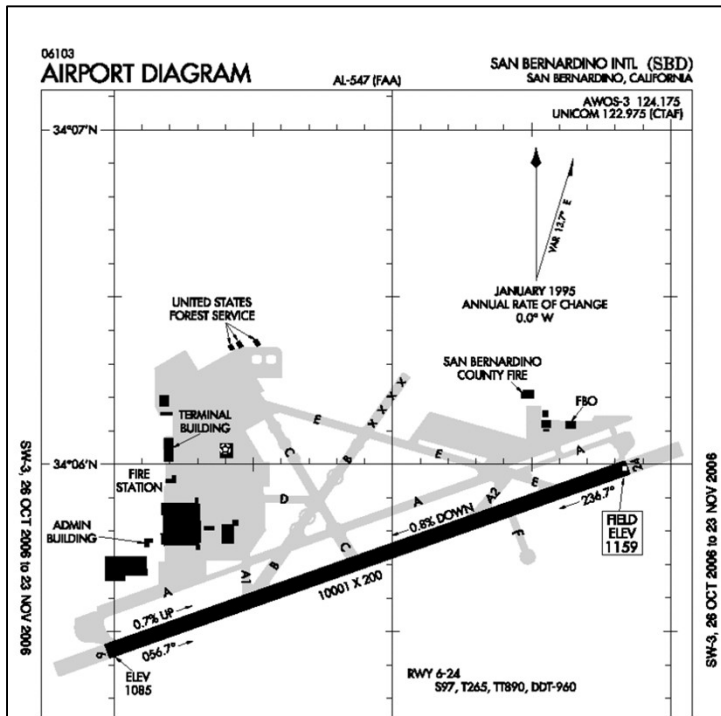
Excellent Airport Entrance Location At a 4-Way Light (Hard Corner) North East Corner

EXECUTIVE SUMMARY – PRIME INLAND EMPIRE LOCATION

Opportunity to lease a 2,500 SF Building on .9 Acres, or Will Build-to-Suit for Select Tenants. This property is at the Entrance of the San Bernardino International Airport which is Now Offering Daily Service to San Francisco & Provo, Utah, in addition to being a massive logistical hub for companies like Amazon, Fed-Ex, UPS, Stater Brothers, the United States Forest Service & Fire Fighting Center etc. The Airport covers 1,329 Acres and has a 3,000 meter long runway to serve even the largest of aircraft. Traffic continues to increase at this Airport as they provide more civilian and government services. This Airport continues to increase, and the expectation of this can be seen as the government is heavily investing in the surrounding streets that approach the airport.

The Inland Empire is Ranked #3 “in Job Growth in the U.S.” *Forbes* (2018). The IE is also one of the nation’s most important players in the logistics industry. Amazon has 16,000 employees and ten e-commerce centers in the Inland Empire. The IE has more industrial space leased than Dallas and Atlanta combined, which are consecutively the 2nd and 3rd largest and busiest cities in the U.S. The IE is home to more than 4.6 Million people; a region that is larger than 24 of the 50 U.S. states. The transportation and warehousing industry have grown the fastest in the area, more than doubling between 2010 - 2017. It has the 2nd fastest growing non-farm employment rate among California’s MSAs with job gains in every sector. The IE has a robust housing market, with both rent and home prices regularly increasing. However, the region maintains it’s affordability advantage relative to high-cost markets in Los Angeles and Orange Counties, making this an attractive area for the destination of new residents, and is a known and preferred destination for a great IE life-style choice.

This information has been obtained from sources deemed reliable. We have not verified and make no guarantee, warranty or representation. Any projections, opinions, assumptions or estimates are for example only and do not represent the future performance of the property. Consult with your advisors to determine to your satisfaction and suitability of the property for your needs.





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