

FOR SALE \pm 12,400 SF INDUSTRIAL BUILDING WITH LARGE

785 South Lugo Avenue | San Bernardino, CA 92408



Corporate ID#: 01048055
www.lee-associates.com

Rocky Moran | Senior Vice President | 951.276.3681 | rmoran@lee-associates.com | DRE#: 01841701

Scott Ostlund | Principal | 909.373.2922 | sostlund@lee-assoc.com | DRE#: 01009359

PROPERTY FEATURES

785 South Lugo Avenue | San Bernardino, CA 92408



Property Features:

- ±12,400 SF Freestanding Industrial Building
- ±2,600 SF of Refurbished Office
- Very Rare Dock High Loaded Building - Two (2) Dock High Doors
- One (1) Ground Level Door (Expandable to Three (3) Ground Level Doors)
- Fully Paved, Striped, Fenced and Secured Site
- ±30,000 SF Lot Area (±0.69 Acres)
- 400 Amps; 277/480 Volts of Power (Verify)
- 16' Clear Height
- Rare Heavy Zoning - (IL) per the City of San Bernardino
- Suitable for Outside Storage, Truck Parking, Contractors' Yard's, Etc.
- Current Tenant's Lease Expires April 30, 2025 - Under Market Rate of \$8,308 Month
- APN: 0136-321-05

Property Characteristics:

- Located Blocks from Downtown San Bernardino, and Minutes from I-215 Freeway and I-10 Freeway



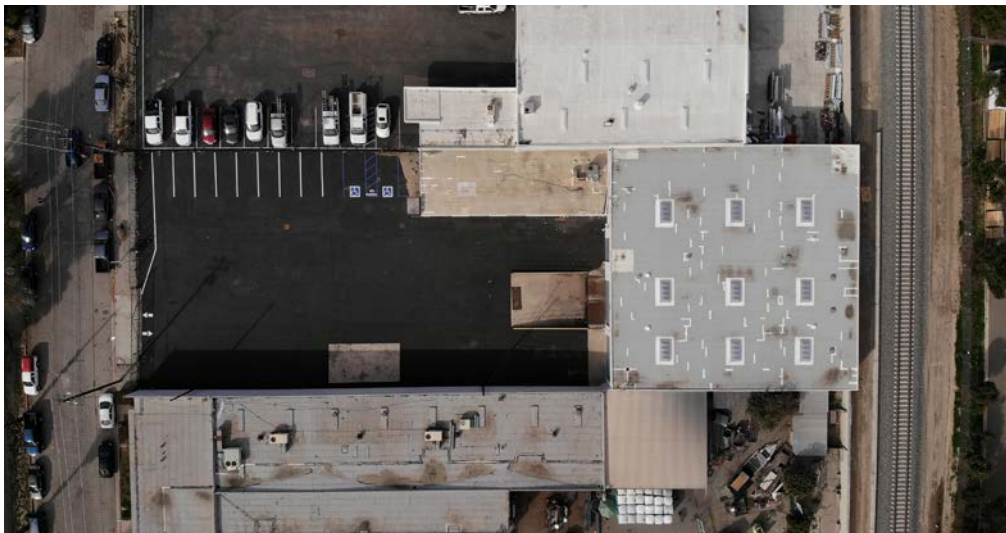
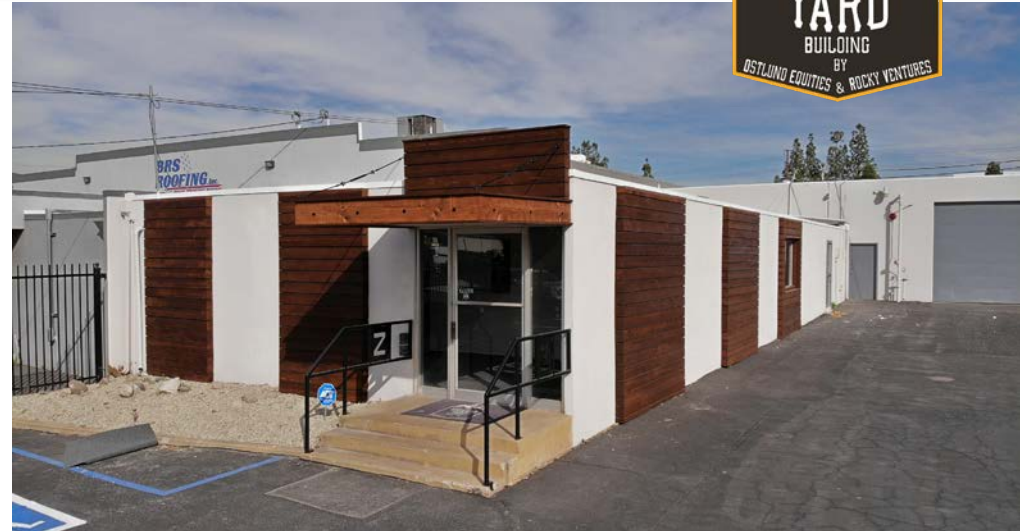
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PROPERTY PHOTOS

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AERIAL

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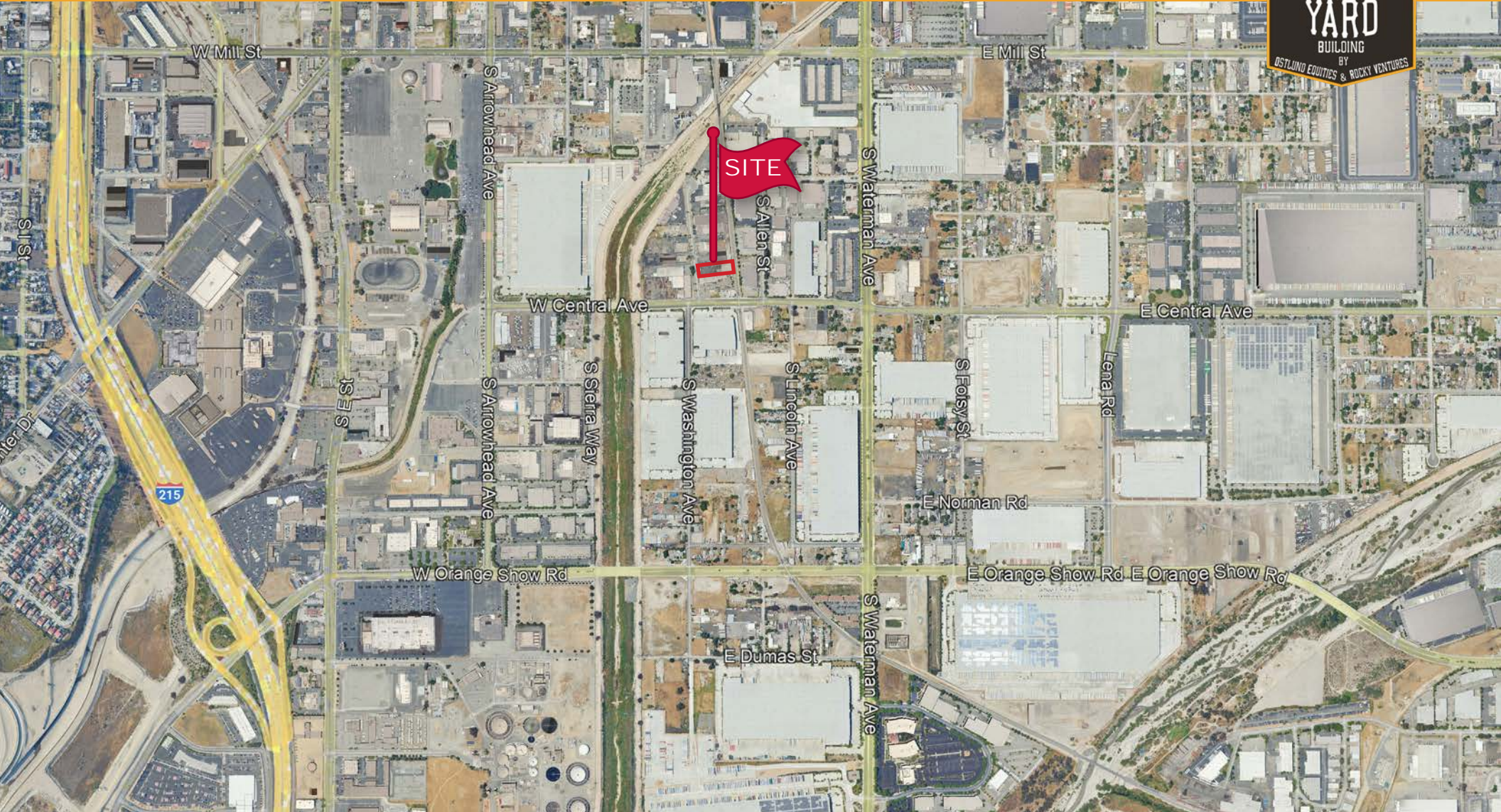
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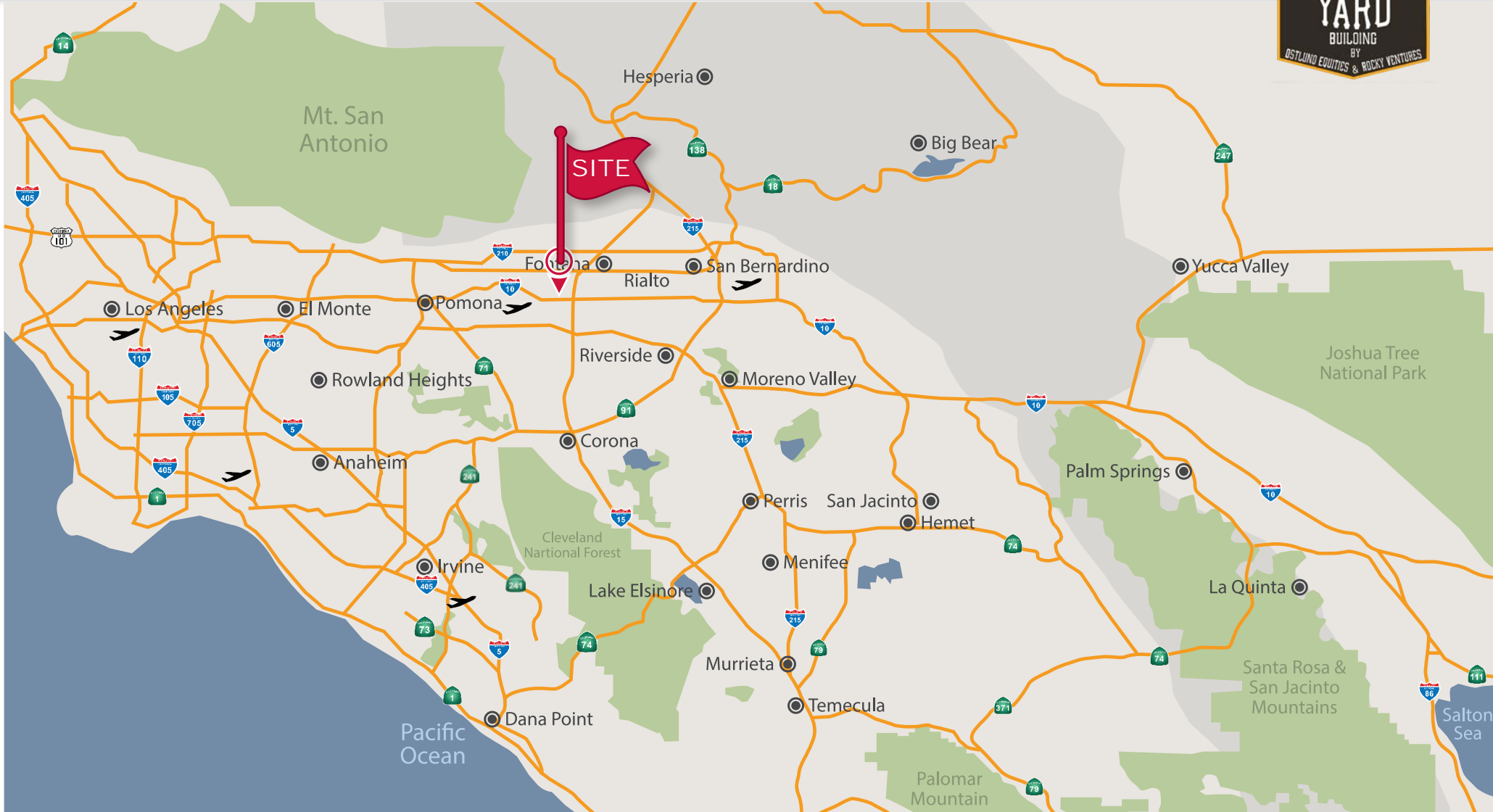
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LOCATION MAP

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785 S LUGO AVENUE SAN BERNARDINO, CA



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LEE & ASSOCIATES, INC. - RIVERSIDE

3240 Mission Inn Avenue
Riverside, CA 92507
Corporate ID 01048055

LEE & ASSOCIATES, INC. - ONTARIO

3535 Inland Empire Blvd
Ontario, CA 91764
Corporate ID 00976995