

FOR SALE
±1.9 NET ACRES INDUSTRIAL LAND



386 S. ALLEN STREET

SAN BERNARDINO, CA 92408



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CODY MORAN | Vice President | 951.276.3624 | cmoran@lee-associates.com | DRE 02036603
LES COPELIN | Senior Vice President | 951.276.3629 | lcopelin@lee-associates.com | DRE 00995220

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE #01048055
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PROPERTY

FEATURES



- ◇ ±1.9 Acres on 5 Separate Legal Parcels
- ◇ APN's 0136-251-28, 29, 30, 31 and 40
- ◇ Fully Level, Graveled Site with Block Waller Perimeter, Two Points of Ingress/Egress
- ◇ Commercial Heavy "CH" Zoning, City of San Bernardino (Verify)
- ◇ Ideal for Light Industrial, Storage Facilities, Auto/Truck Repair or Sales
- ◇ Excellent Contractor's Yard Site
- ◇ Close to I-10 Freeway Access, North of Mill Street
- ◇ Included Plans for Building & Development

**To be delivered Vacant
at Close of Escrow**

Contact Brokers

**CODY
MORAN**

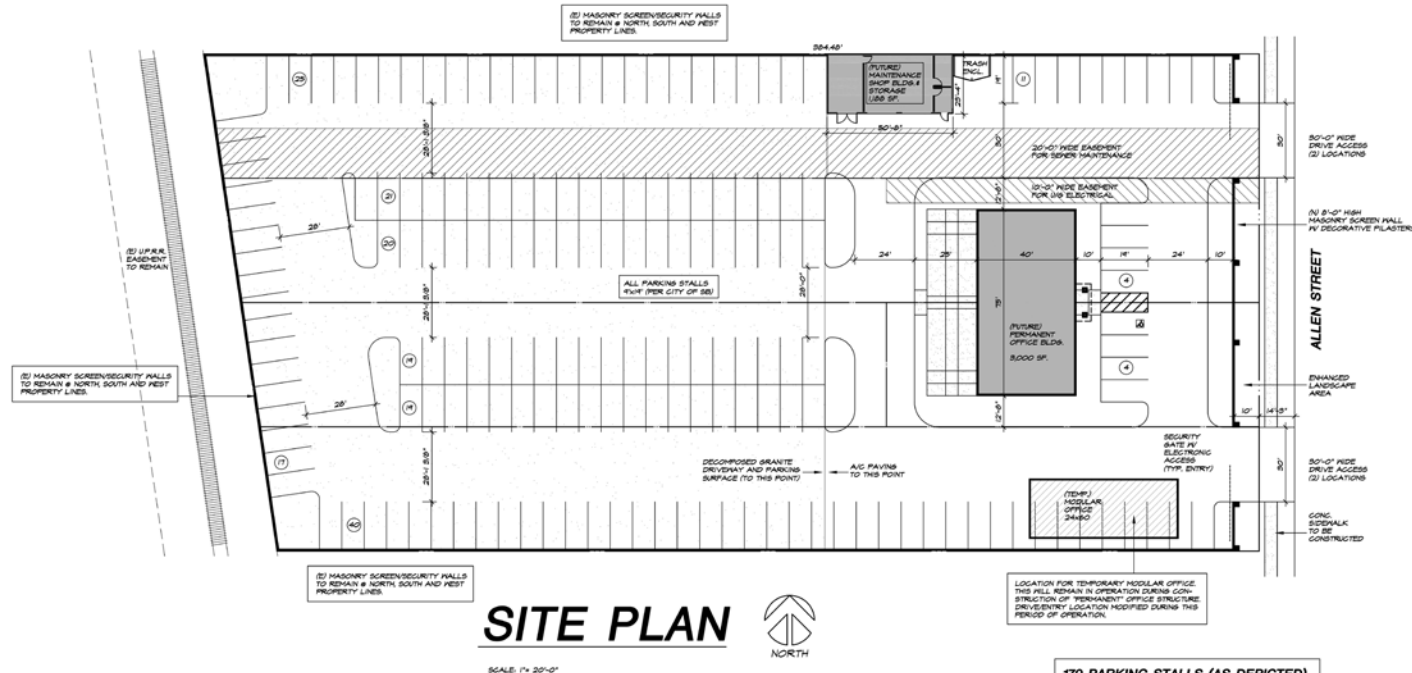
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**LES
COPELIN**

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HYPOTHETICAL

PLAN



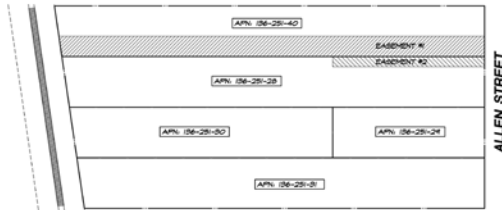
SITE PLAN

SCALE: 1" = 20'-0"



179 PARKING STALLS (AS DEPICTED)

SITE and BUILDING DATA:	
LAND AREA:	82,090 SF (1.88 ACRES)
PROPOSED BUILDING AREA:	8,000 SF
ADJCN. OFFICE MAINTENANCE BLDG:	4,888 SF
TOTAL BUILDING AREA:	12,888 SF
PROPOSED PAVED AREA:	22,424 SF (0.51 ACRES)
PROPOSED 20' (DECOMPOSED GRANITE) AREA:	46,475 SF (1.06 ACRES)
LANDSCAPE AREA:	6,446 SF (0.15 OF OVERALL SITE)



PARCEL CONFIGURATION

NO SCALE



COUNTY OF SAN BERNARDINO ASSESSOR'S PARCEL NUMBERS:

- APN: 06-25-28
- APN: 06-25-24
- APN: 06-25-30
- APN: 06-25-31
- APN: 06-25-40

EASEMENT #: Pg 256 (CONSTRUCTION AND MAINTENANCE OF SEWER PIPE LINE. DATED 08-06-1928)

EASEMENT #: MD-1972 (UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS. 02-27-1962)

APPLICANT:
ADRIANA'S TREE SERVICE, INC.
686 E. HILL STREET, 2ND FLOOR
SAN BERNARDINO, CA 92415
909-384-0077

APPLICANT'S REPRESENTATIVE:
ANDREW FRISB
686 E. HILL STREET
SAN BERNARDINO, CA 92408
909-384-0077 (EXT. 103)
E-MAIL: gfrisb@andrewfrisb.com

CURRENT PROPERTY OWNER'S REPRESENTATIVE:
YESTER ATYAKAPETIAN
506 S. ALLEN STREET
SAN BERNARDINO, CA 92408
909-442-0000
E-MAIL: ygr@yestera.com

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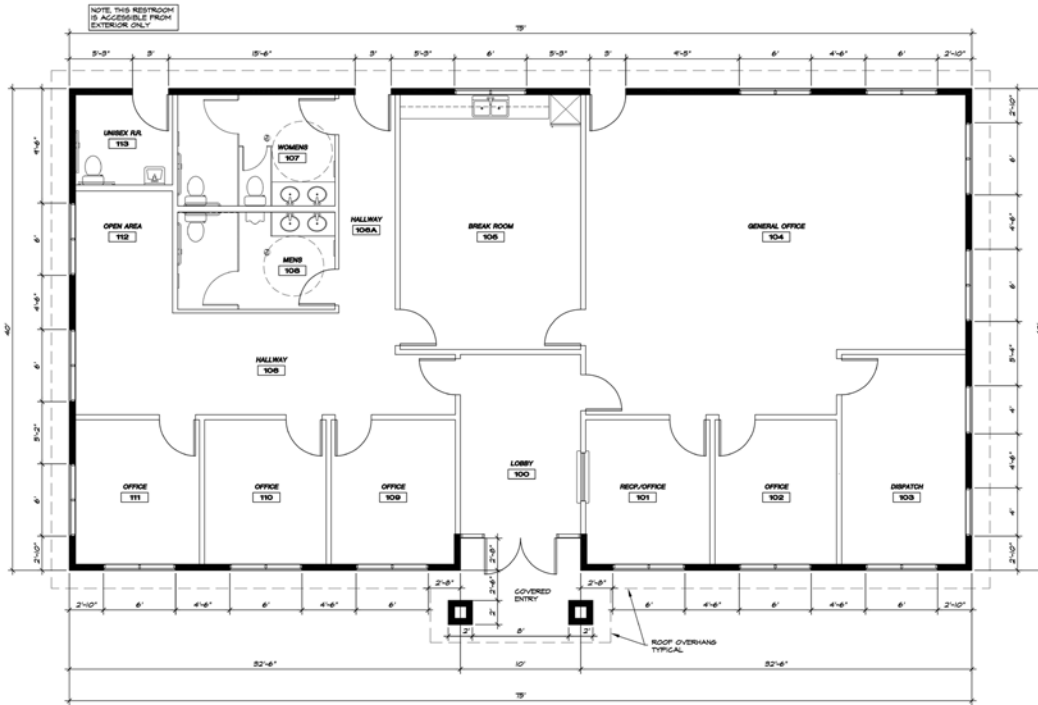
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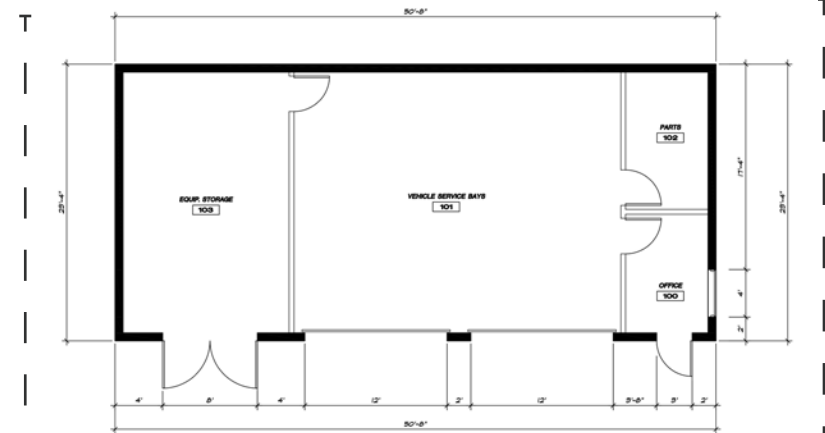
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HYPOTHETICAL

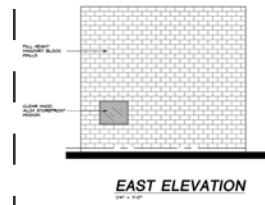
FLOOR PLANS



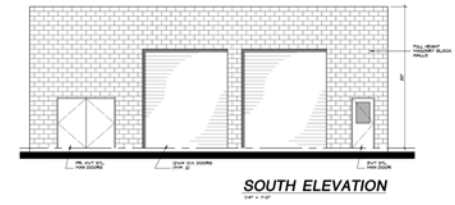
FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



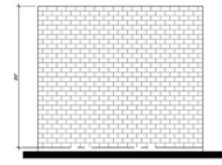
FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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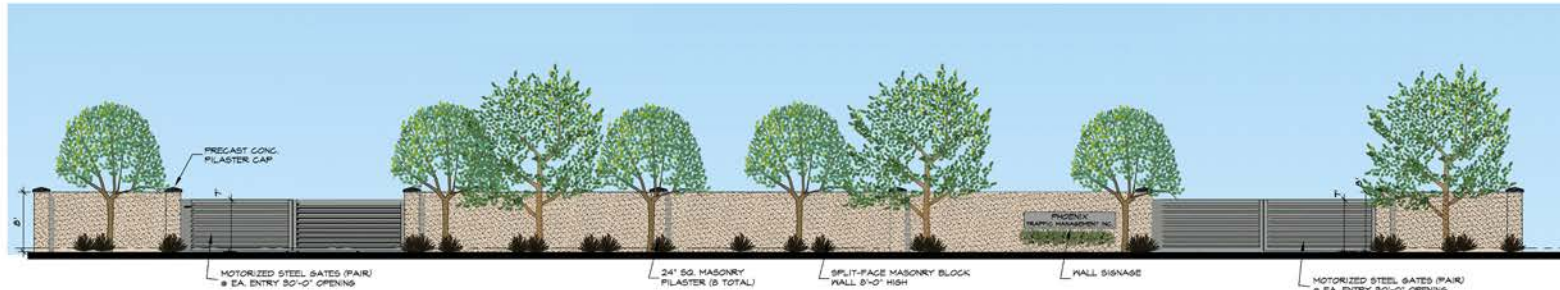
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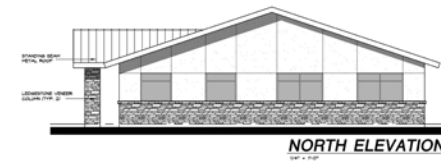
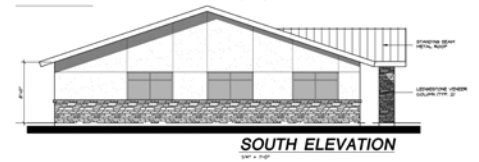
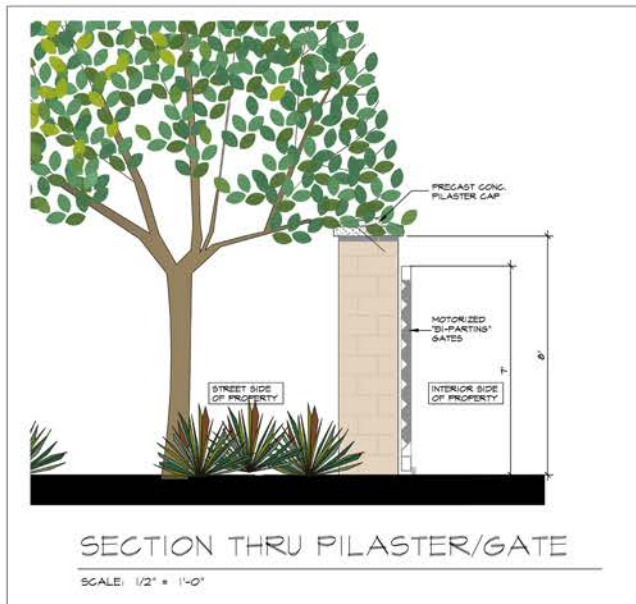
HYPOTHETICAL

RENDERINGS



SECURITY / SCREEN WALL (ALLEN STREET ELEVATION)

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



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PARCEL

MAP

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0136 - 25
Tax Rate Area
7001



March 2005

Ptn. Shay's Half Acres. No. 2, M.B. 23/60

Ptn. S.E.1/4, Sec. 10
T.1S., R.4W.

Assessor's Map
Book 0136 Page 25
San Bernardino County

REVISED
09/18/19 KA

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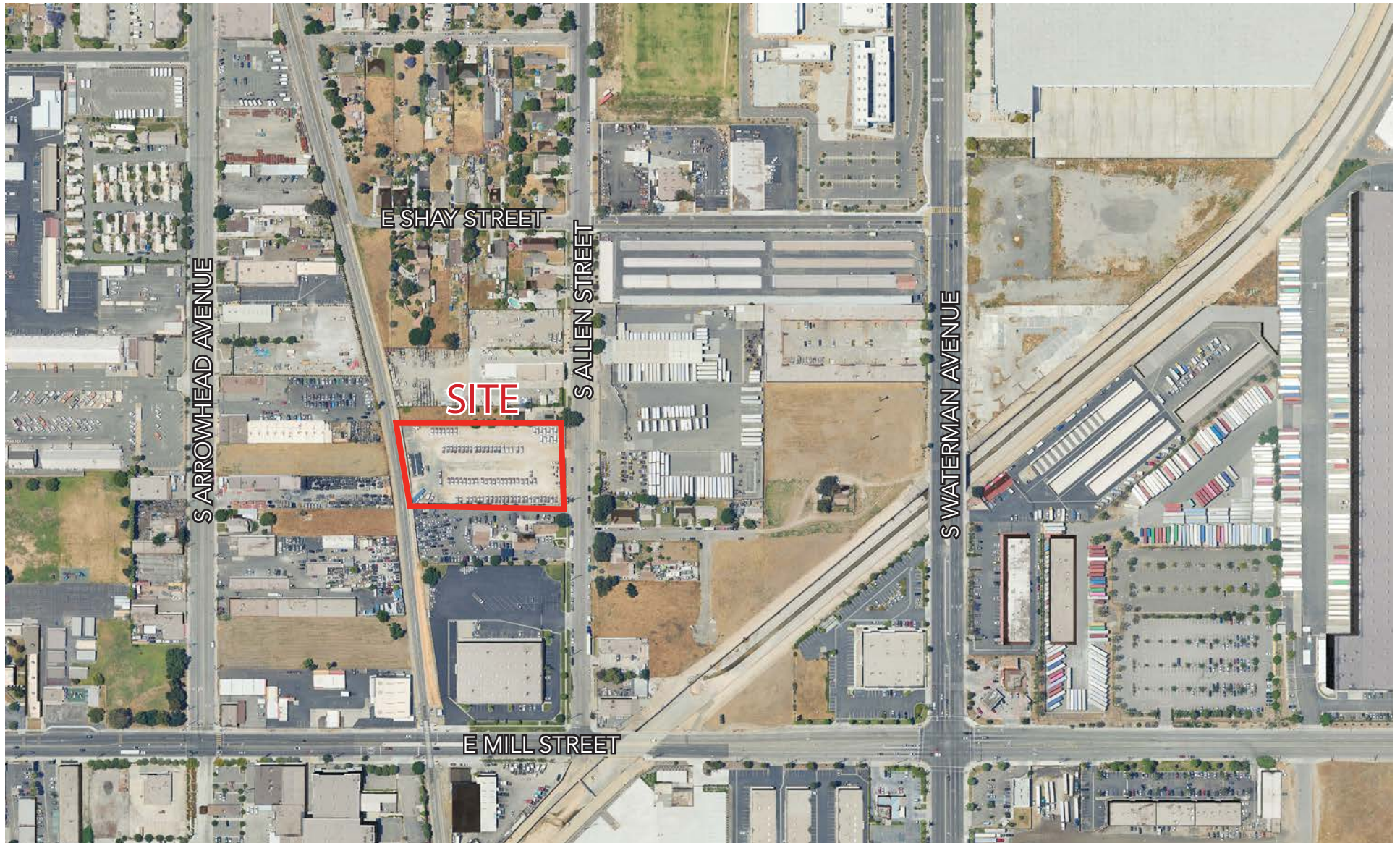
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AERIAL

MAP

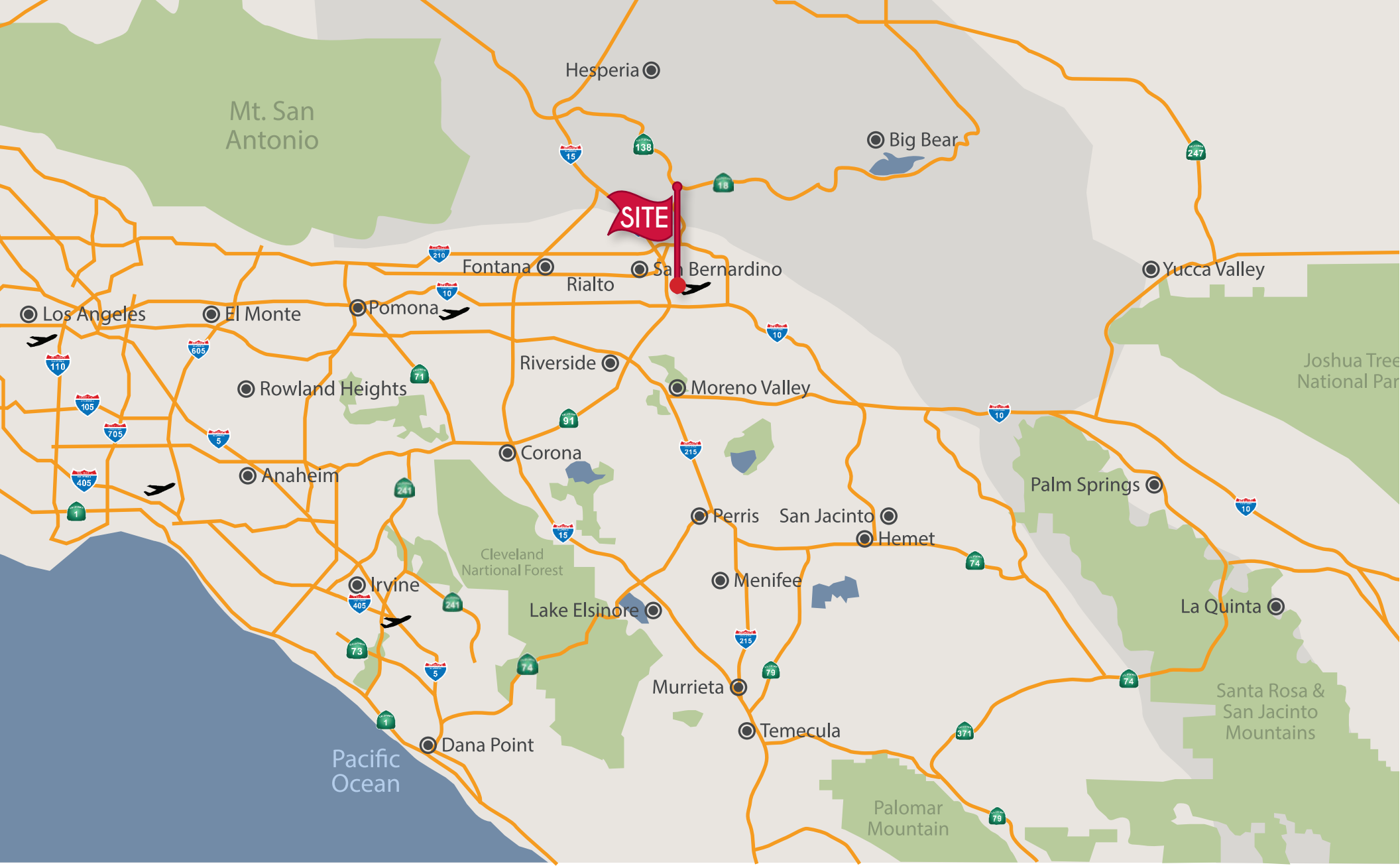


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