

INDUSTRIAL PROPERTY FOR SALE OR LEASE

290 WEST ORANGE SHOW ROAD, SUITE 105

SAN BERNARDINO, CA 92408



9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

COMMERCIAL REAL ESTATE

Presented By:

BILL FAULKNER

909.578.8233

bill@alliedcre.com

CalDRE #02068702

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.30 SF/yr (MG)
Building Size:	2,907 SF
Available SF:	2,907 SF
Lot Size:	
Year Built:	2005
Zoning:	Light Industrial
Market:	Inland Empire
Submarket:	I.E. East

PROPERTY OVERVIEW

\$1.30 per sq. ft./3-5 year lease term with 3% annual increases. (Modified Gross)

PROPERTY HIGHLIGHTS

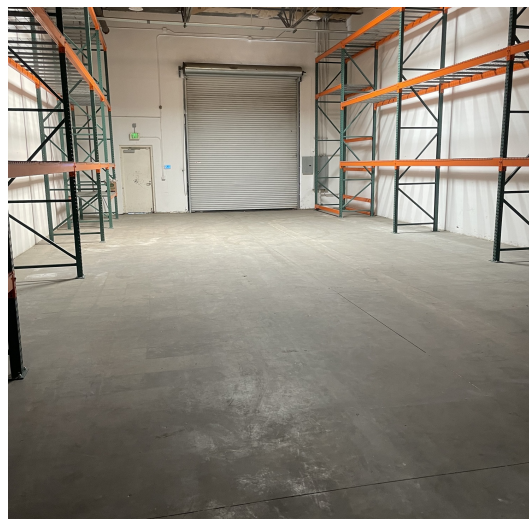
- Available in July
- Plenty of parking
- Two restrooms
- One private office
- Open lobby or flex space
- 18' clear height with LED lighting
- 14' ground level door
- Complex is fully fenced/electric gates
- New rate
- Brand new carpet

BILL FAULKNER

909.578.8233
bill@alliedcre.com
CalDRE #02068702



ADDITIONAL PHOTOS



BILL FAULKNER

909.578.8233

bill@alliedcre.com

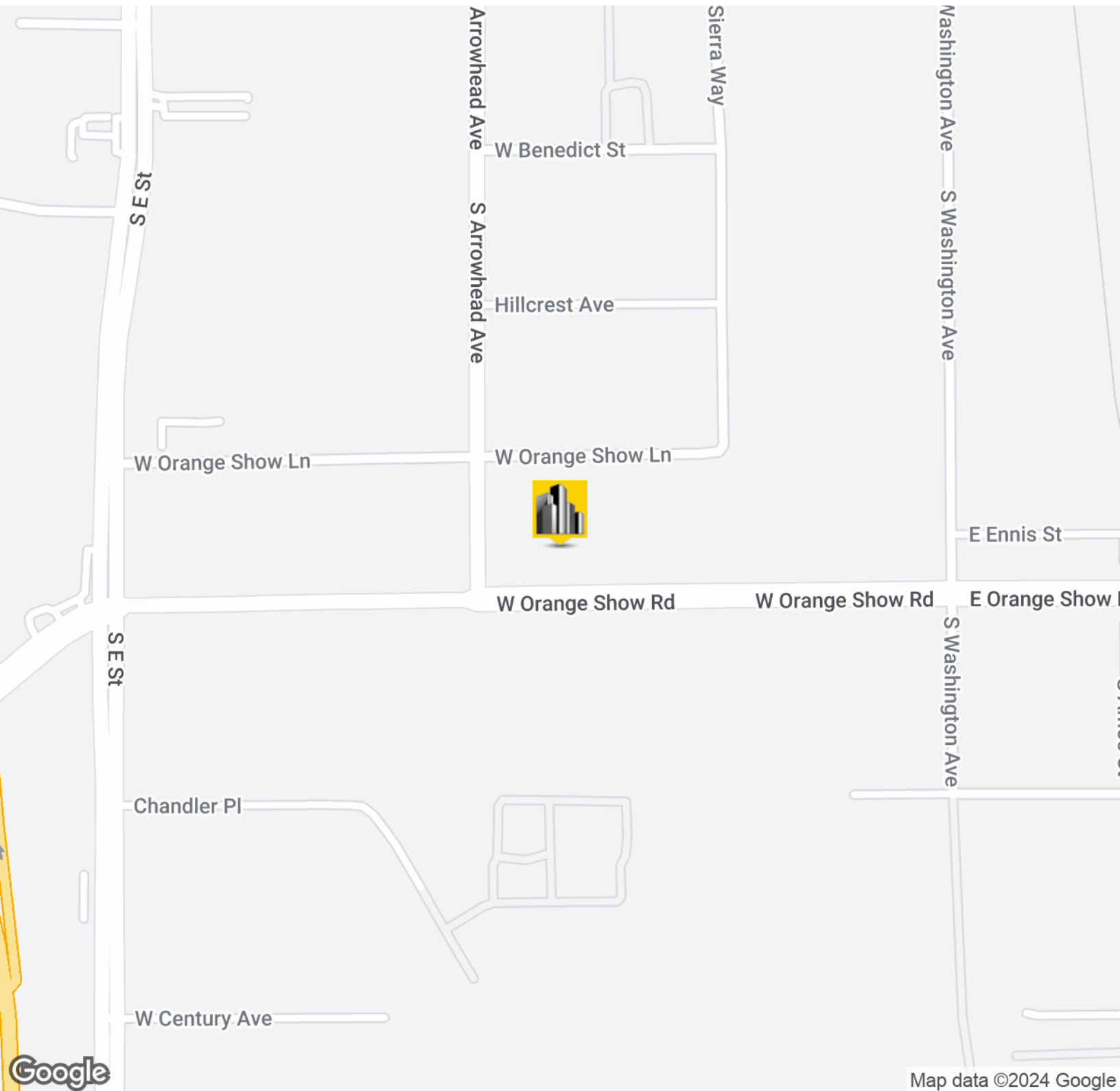
CalDRE #02068702

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealstate.com



COMMERCIAL REAL ESTATE

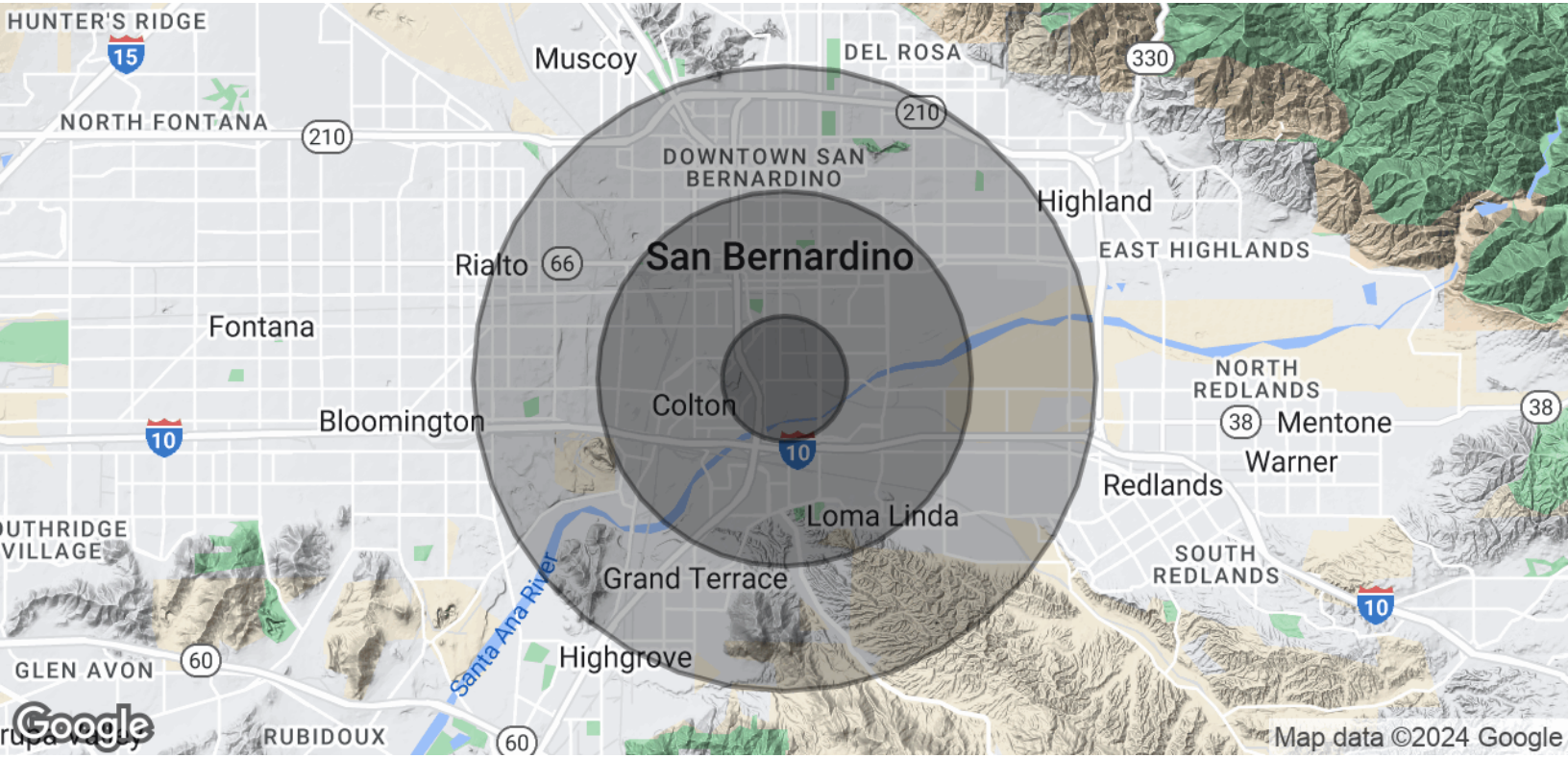
LOCATION MAP



BILL FAULKNER
909.578.8233
bill@alliedcre.com
CalDRE #02068702



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,398	104,503	301,943
Average Age	38.8	32.1	31.8
Average Age (Male)	38.4	32.0	31.0
Average Age (Female)	38.7	32.5	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	471	34,309	94,212
# of Persons per HH	3.0	3.0	3.2
Average HH Income	\$53,394	\$53,584	\$59,841
Average House Value	\$228,897	\$215,864	\$239,061

2020 American Community Survey (ACS)

BILL FAULKNER
 909.578.8233
 bill@alliedcre.com
 CalDRE #02068702

