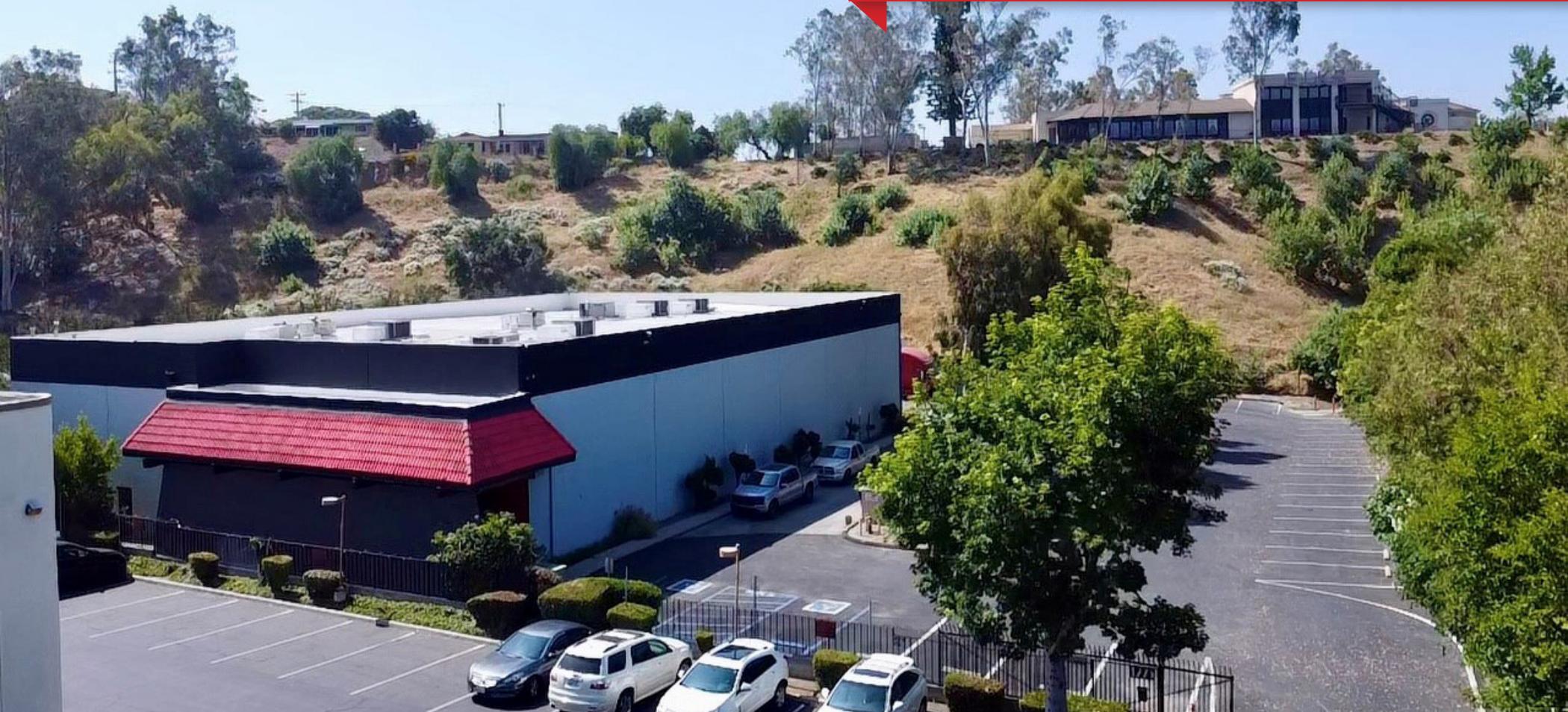


# FOR SALE/LEASE ±17,345 SF COMMERCIAL WAREHOUSE BUILDING

1275 E HIGHLAND AVENUE | SAN BERNARDINO, CA 92404

\$198.00 PSF ON A SALE/ \$1.20 PSF ON A LEASE



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

CODY MORAN | Vice President | 951.276.3624 | cmoran@leeriverside.com | DRE #02036603

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

- ±17,345 SF Commercial Warehouse Building  
±4,821 - ±17,345 SF for Lease/Able to Divide Down
- Multi-Use Building with Current Mix of Office, Show Room, and Warehouse Space
- 20' Clear Ceilings
- Concrete Tilt-Up Construction
- Fully Improved Interior, with Second Floor Mezzanine
- Paved 1 Acre Parcel, Fully Fenced & Secured
- Dedicated ±3,400 SF Warehouse Area with Potential for More
- Commercial General (CG-1) Zoning, City of San Bernardino (Verify)
- 600 Amps, 120,208 Volts, Power Distributed throughout (Buyer to Independently Verify)
- HVAC Throughout
- One Newer Exterior 12" Door, Exterior Truckwell, Dock Platform
- New Parking Lot Slurry Coat
- Prior Gymnasium & Performing Arts Improvements intact, including Studio Space, Racquetball Court, and Locker Rooms
- Excellent FWY Access of 210 FWY
- APN 0147-251-160



## MARKET DEMOGRAPHICS



Population (3mi)

**157,090**



Ave. HH Income

**\$83,129**



Employees

**25,764**



@ EHighland Ave/N Golden Ave

**15,668 CPD**

Demo Source: Regis (3 Miles)



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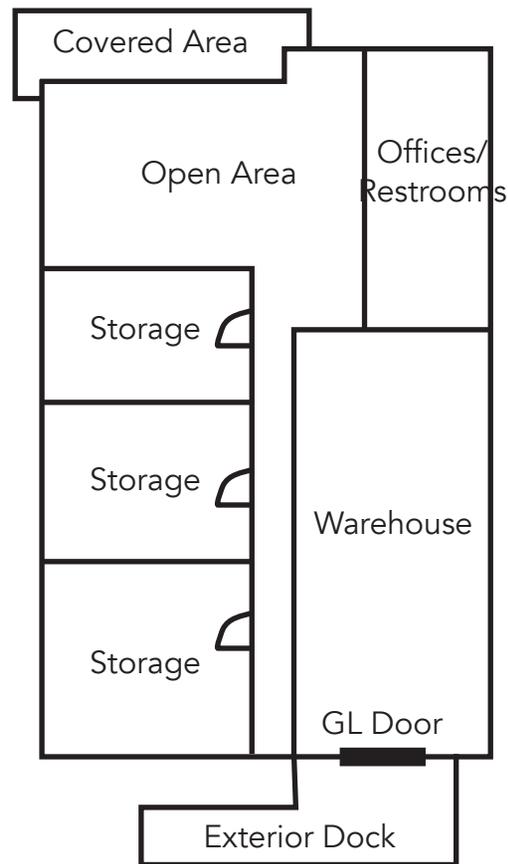
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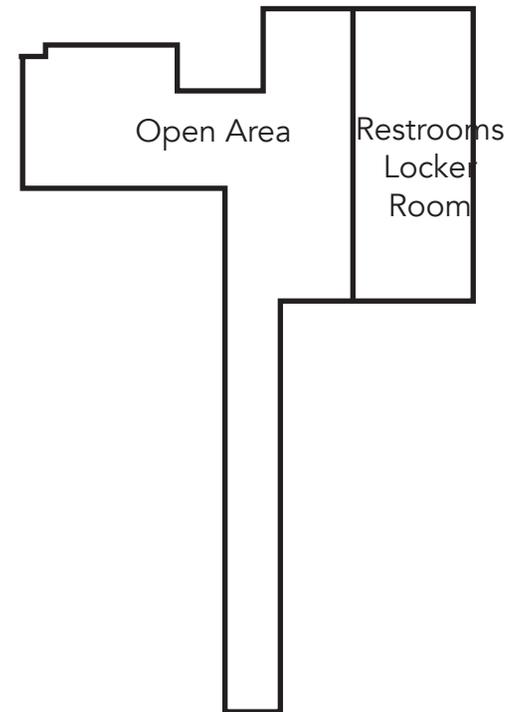
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FIRST FLOOR



SECOND FLOOR

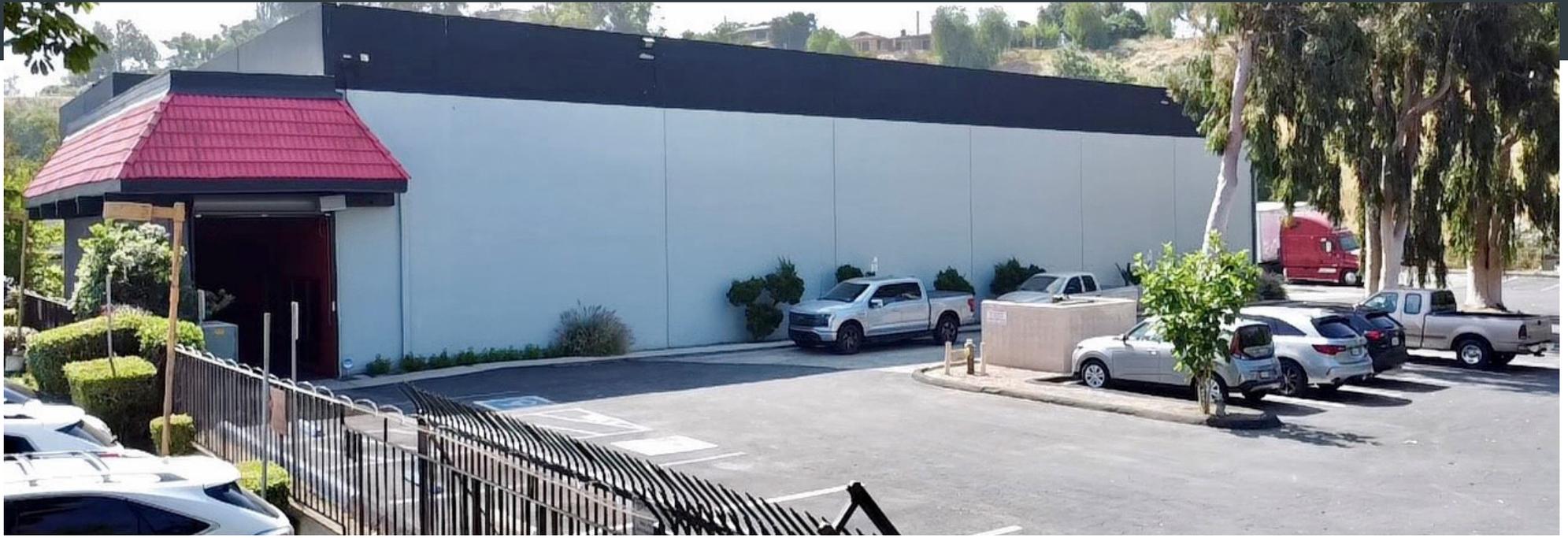


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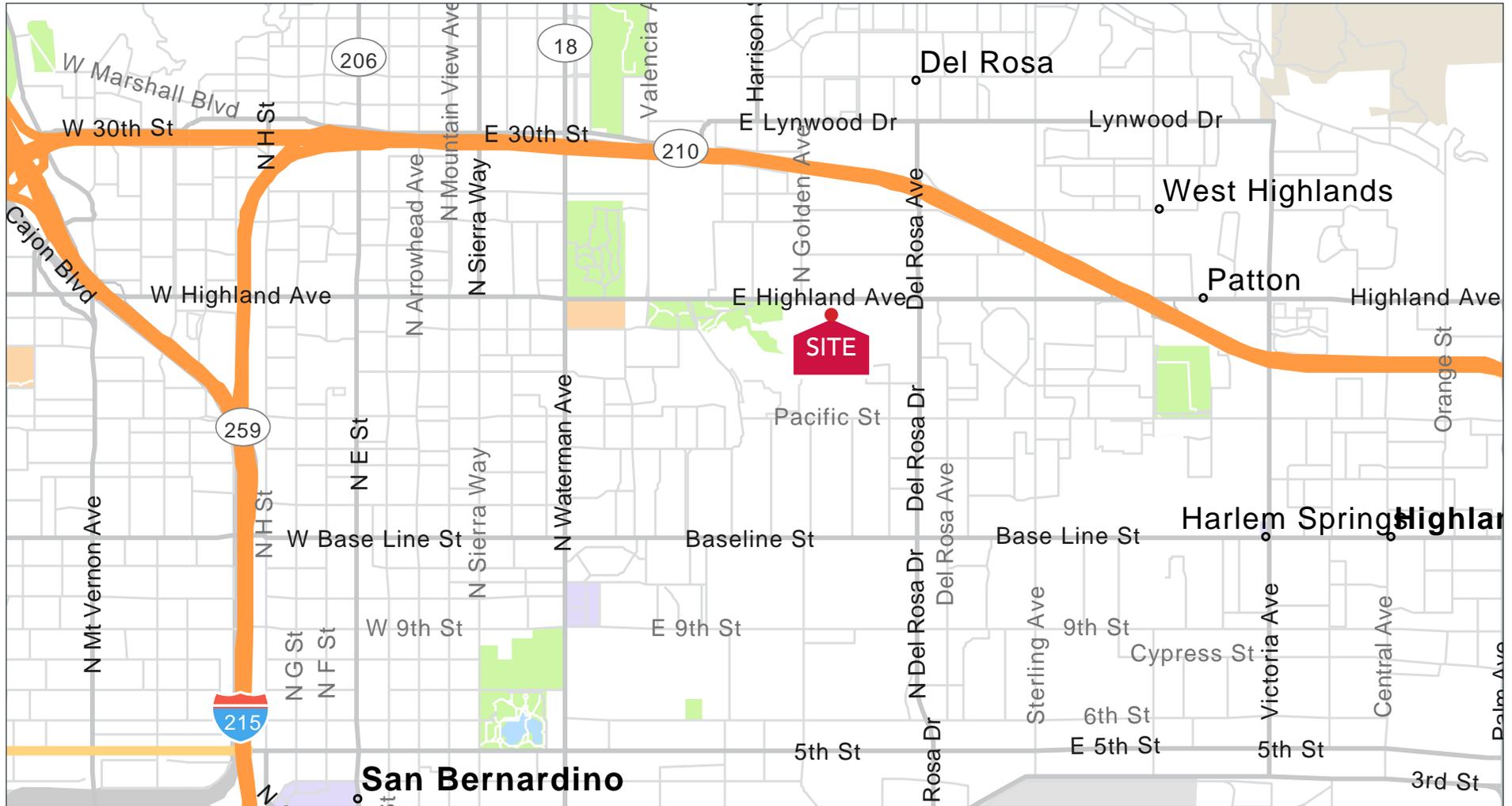
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