

±2,000 SF INDUSTRIAL BUILDING ON ±1.42 AC OF LAND

FOR SALE

\$1,350,000 SALE PRICE

25333 5TH ST.

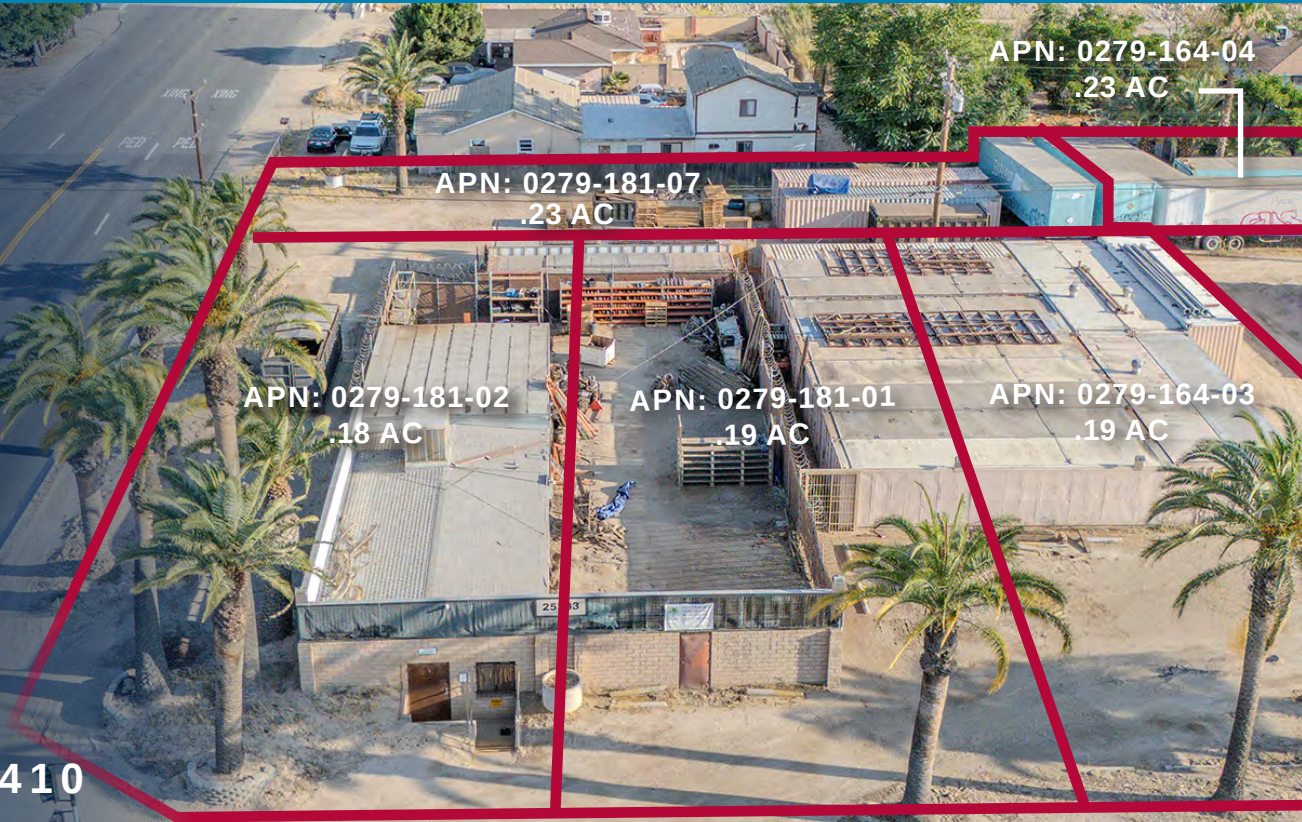
SAN BERNARDINO | CA 92410

FOR MORE INFORMATION, CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES



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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Building SF	±2,000 SF
Location	25333 5th St., San Bernardino, CA 92410
Total Acreage	±1.42 AC
Property Type	Land
Property Subtype	Commercial
Opportunity Zone	Yes
7 Parcels / APNs	0279-164-01 0279-164-02 0279-164-03 0279-164-04 0279-181-01 0279-181-02 0279-181-07
Corner Location	Strategic Corner Location, Located on the South West Corner of 5th St. and Del Rosa
Ideal Opportunity	Multiple Uses, Good for Future Development
Sale Type	Owner User
Sale Price	\$1,350,000
Price Per AC	\$950,704.23
Details	7 parcels of Land with Appurtenant Structures



Located at 25333 5th Street in San Bernardino, CA, this ±1.42-acre corner property presents a compelling owner-user or land investment opportunity with immediate utility and long-term development upside. The site includes a ±2,000 square foot industrial building positioned across five parcels totaling ±0.96 acres, along with two additional adjacent lots totaling ±0.46 acres, offering flexibility for expanded use or future redevelopment.

Currently supporting multiple industrial and land-use applications, the property is well-suited for owner-users seeking functional space with yard area, as well as investors looking to land bank in a growing Inland Empire market. Its strategic corner location enhances accessibility, visibility, and site circulation.

Offered at \$1,350,000, this property combines current income or usability potential with significant long-term redevelopment opportunities.

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OVERVIEW

The property at 25333 5th Street in San Bernardino, CA is situated within the Inland Empire, one of Southern California's primary industrial and logistics hubs, benefiting from proximity to major transportation corridors and regional distribution networks. San Bernardino has a population of approximately 222,000 residents with a relatively young median age of around 32 years, supporting a strong local workforce base.

The area is notably diverse, with a large Hispanic/Latino population (around 70%) and a significant share of foreign-born residents

(about 23%), contributing to a dynamic and multicultural community. Economically, the city features a median household income in the mid-\$60,000 range and a workforce heavily tied to industrial, transportation, warehousing, and service sectors, reflecting its role in regional supply chain activity.

The surrounding Inland Empire region continues to experience rapid population and industrial growth, driven by e-commerce demand and its strategic position near the Ports of Los Angeles and Long Beach, making the location attractive for both owner-users and long-term investment

LOCATION & ACCESS

The property is strategically located within San Bernardino's established industrial submarket in the Inland Empire, offering strong connectivity to major transportation routes and regional infrastructure.

FREEWAY & TRANSPORTATION ACCESS

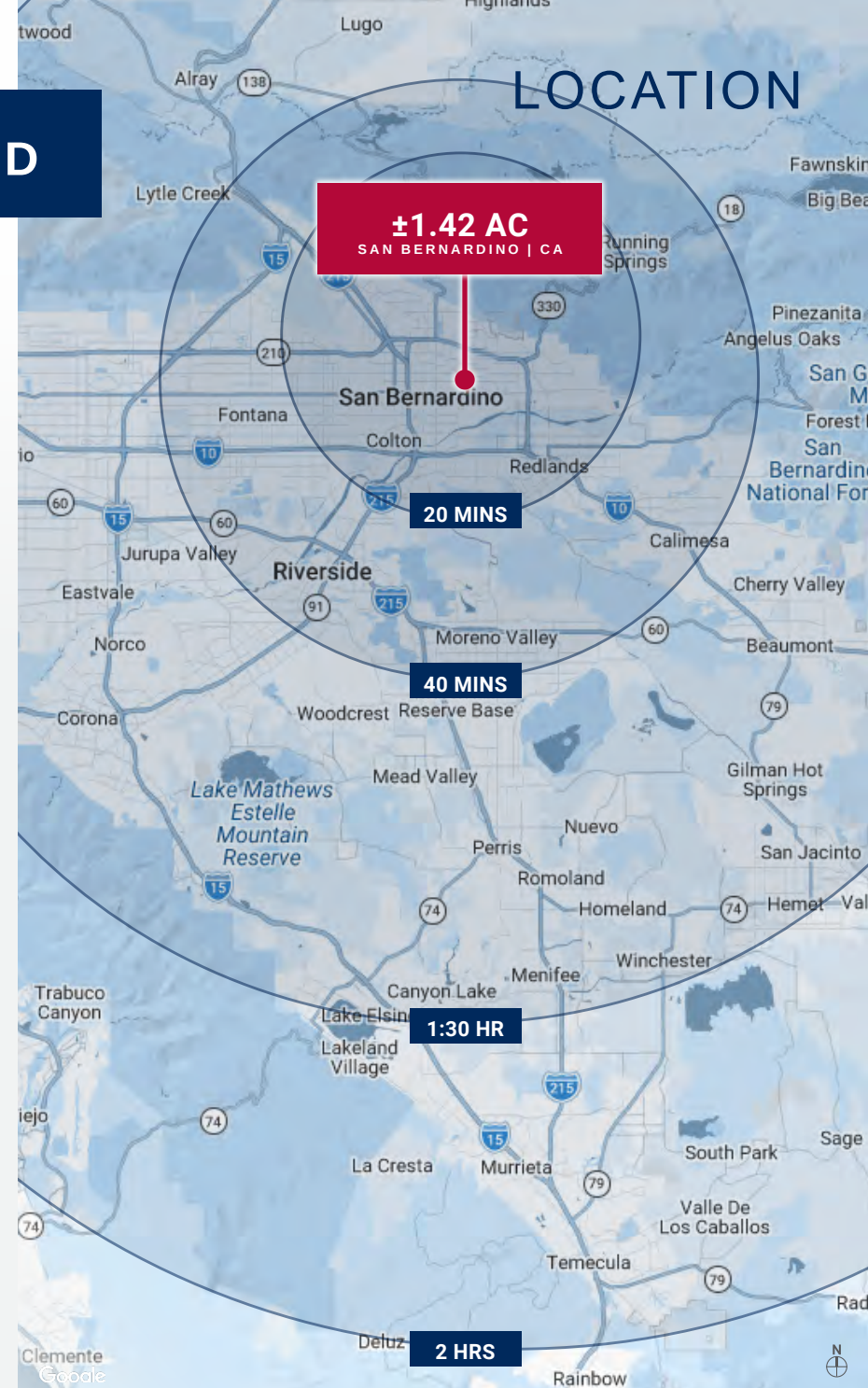
- Interstate 10 (I-10): Primary east-west corridor connecting Los Angeles to the Inland Empire and beyond
- Interstate 215 (I-215): Provides north-south connectivity through San Bernardino, linking to Riverside and major distribution hubs
- State Route 210 (SR-210): Offers additional east-west access along the northern corridor

REGIONAL CONNECTIVITY

- Ports of Los Angeles & Long Beach (major U.S. import/export gateways)
- Ontario International Airport (key cargo and logistics airport)
- Extensive rail infrastructure (BNSF & Union Pacific) servicing the region

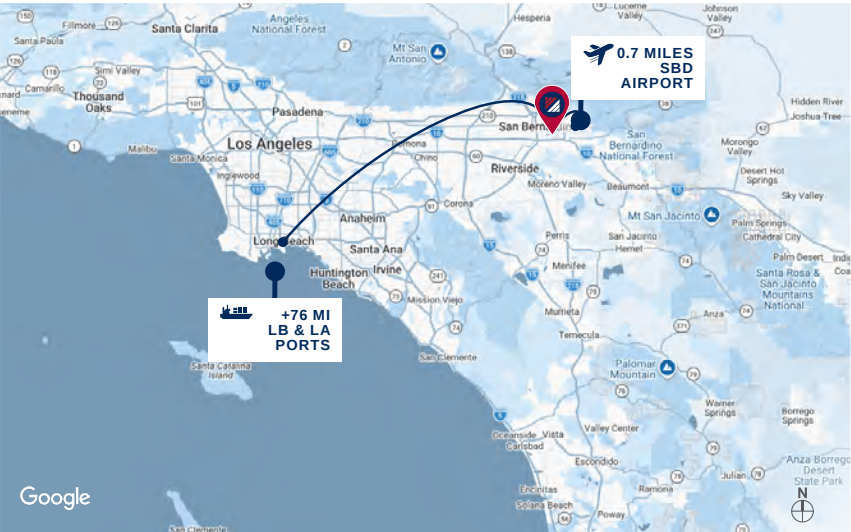
INDUSTRIAL MARKET ADVANTAGES

- E-commerce and warehouse demand
- Large labor pool and lower operating costs relative to coastal markets
- Access to millions of consumers within a short drive radius



LOCATION

Ideally positioned in San Bernardino's east-central industrial corridor, a well-established area characterized by a mix of industrial, commercial, and residential uses. Positioned just off key thoroughfares such as E Baseline Street and Waterman Avenue, the site benefits from strong local connectivity and convenient access to major regional highways including Interstate 10, Interstate 215, and State Route 210, enabling efficient distribution throughout Southern California.



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
2020 Population	13,185	126,381	308,883
2025 Population	13,553	130,611	315,697
2030 Population Projection	13,749	132,666	319,869
2020 Households	3,437	35,512	92,599
2025 Households	3,535	37,023	95,232
2030 Household Projection	3,585	37,667	96,607
Total Specified Consumer Spending	\$103.7M	\$1B	\$3B
Avg Household Income	\$73,907	\$71,264	\$88,412
Median Household Income	\$61,712	\$54,292	\$69,122

