

FOR SALE OR LEASE

±25,400 SF ON ±1.52 ACRES

ONE MONTH ABATED PER YEAR OF THE LEASE TERM - \$0.70 PSF GROSS!



BRAND NEW
337K SF INDUSTRIAL
BUILDING
(NOT A PART)

1087 E 9TH ST, SAN BERNARDINO

PROPERTY FEATURES:

- ±25,400 SF of Industrial Buildings on 1.52 Acres
- Minimal Office
- 12 GL Doors
- 14' - 19' Warehouse Clear Height
- Fully Sprinklered
- Fully Fenced w/ Automatic Gates
- 26 Parking Stalls
- 400 amps 3 phase (Separately Metered)
- Light Industrial Zoning (Verify)

BOBBY MARTINEZ
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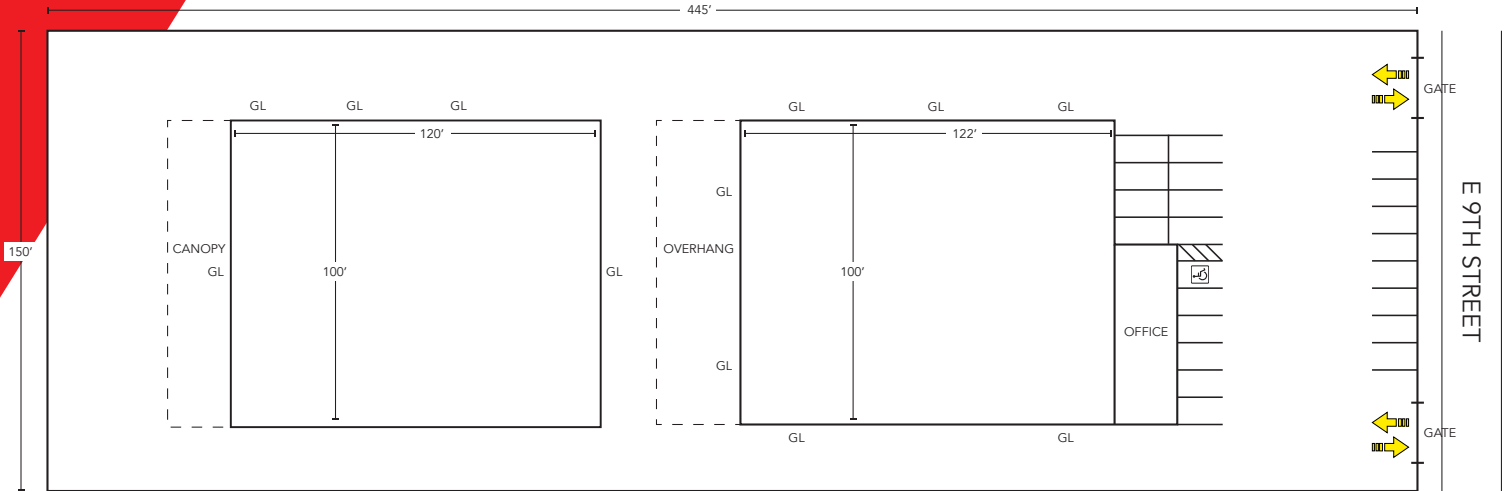
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SITE PLAN



*Not to Scale

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