

PROPERTY FEATURES

BUILDING SIZE:

±20,040 sq.ft.

LOT SIZE:

±1.10 - Acre (±48,272 sq.ft.)

PARCELS

APN'S : 0138-311-34 &
0138-311-35

ZONING

Industrial Light (IL) per the City
of San Bernardino, CA

PROPERTY HIGHLIGHTS

- ± 1,500sq.ft. Office Space
- 2 Ground Level Doors
- ±14' Clear Height
- 1 - Exterior Dock Platform
- Private Paved Yard
- ±1,600 AMPS, 277/480v, 3-Phase, 4 Wire Power (verify)
- Located in an Opportunity Zone
- Great Access to I-215 Freeway from W. 2nd St. On Ramp, Centrally Located Between the I-10, I-215 & 210 Freeways

\$100,000.00 Procuring Broker Bonus!

FOR SALE & LEASE

1096 W. RIALTO AVE. SAN BERNARDINO, CA 92410



CAL DRE # 02120868

KW COMMERCIAL
3595-1 Inland Empire
Blvd. Suite 1250
Ontario, CA 91764
909.980.6868

Rene Ramos, Jr.
909.980.6868
Rene.Ramos@kwcommercial.com
CalDRE Lic. #01836872

Jacob B. Bernardy
909.935.0935
Jacob.Bernardy@kwcommercial.com
CalDRE Lic. #02039512

Robert Bagley III
909.935.0938
Robert.Bagley@kwcommercial.com
CalDRE Lic. #02131874

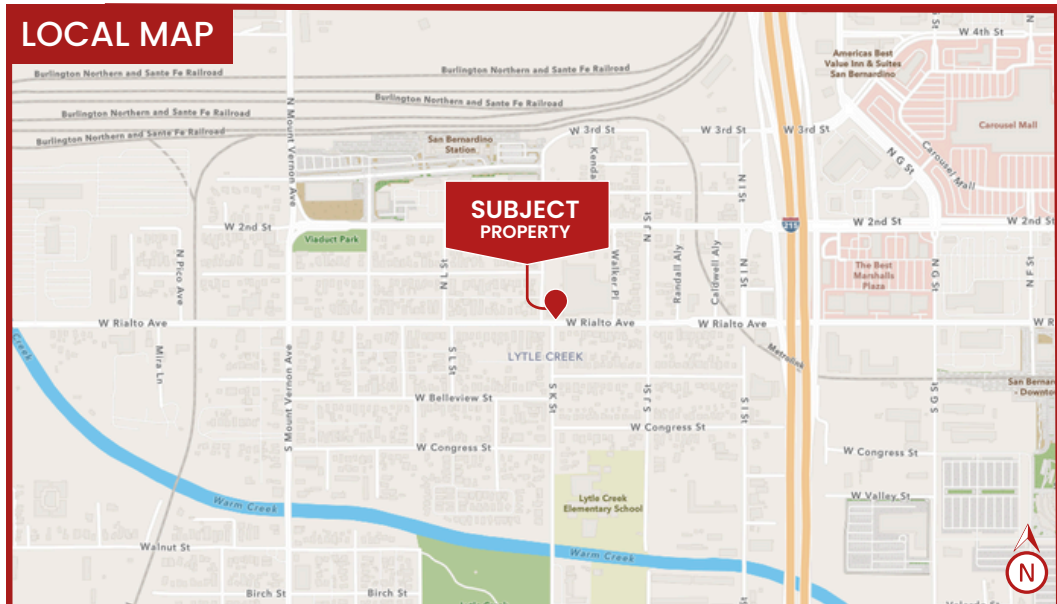
Daniel W. Richards
909.980.6868
Daniel.Richards@kwcommercial.com
CalDRE Lic. #00803221

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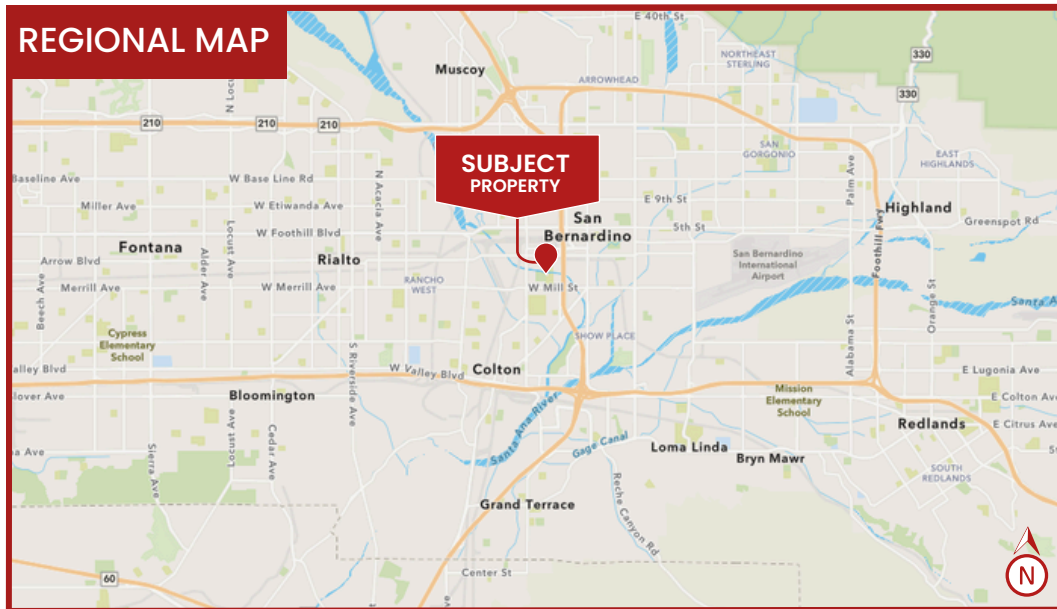
AERIAL MAP



LOCAL MAP



REGIONAL MAP



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INLAND EMPIRE

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INLAND
EMPIRE

CAL DRE # 02120868

ADDITIONAL PICTURES

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