

# FOR LEASE | $\pm 2,390$ SF BLDG ON $\pm 0.83$ ACRES

9501/1105 S WATERMAN AVENUE, SAN BERNARDINO, CA 92408

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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Corporate ID#: 01048055  
[www.lee-associates.com](http://www.lee-associates.com)

Rocky Moran | Senior Vice President | 951.276.3681 | [rmoran@lee-associates.com](mailto:rmoran@lee-associates.com) | DRE#: 01841701

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# PROPERTY OVERVIEW

9501/1105 S WATERMAN AVENUE, SAN BERNARDINO, CA 92408



## Property Highlights:

- ±2,390 SF Building on +0.83 Acres
- Ideal for Automotive Service & Truck Repair & Truck Yard Related Uses
- Multiple Entrances for Full Drive Around Access
- Fenced Yard
- OIP Zoning (Office, Industrial Park)-Trucking Use is Grandfathered
- Site Paved in High Quality Concrete & Secured with Wrought Iron Fencing
- APN: 0280-142-26

## Property Characteristics:

- Street Frontage on Waterman Avenue
- Freeway Close, Direct Access to 215/10 Freeways
- Fully Improved with Curb, Gutter, Sidewalk, and Landscape
- Full Utilities to Site

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# LOCATION MAP

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