FOR LEASE

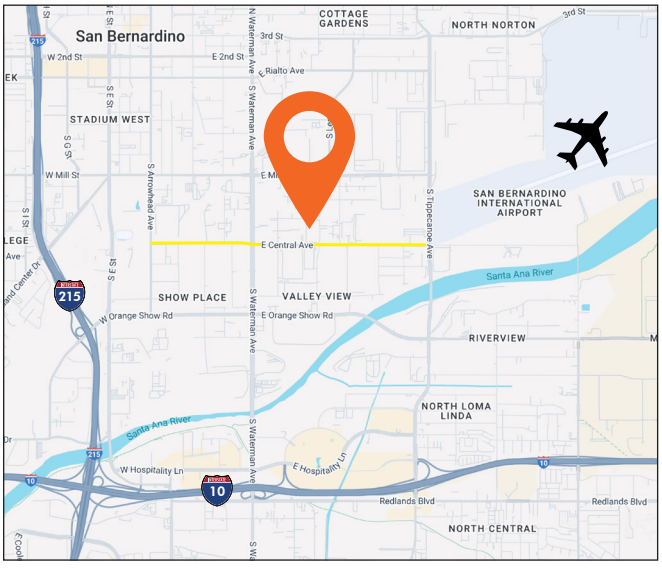
MULTI-TENANT INDUSTRIAL BUILDINGS WITH SUITES FROM ±910 TO ±30,176 SF

GIFFORD
BUSINESS PARK

SAN BERNARDINO, CA 92408

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Business Park
- Parking 2.54:1,000 Ratio
- 100-200 amps Power
- 14'-16 Clear Height
- IL Light Industrial Zoning
- Motion Sensor LED Lighting in Warehouse
- Ground Level Loading



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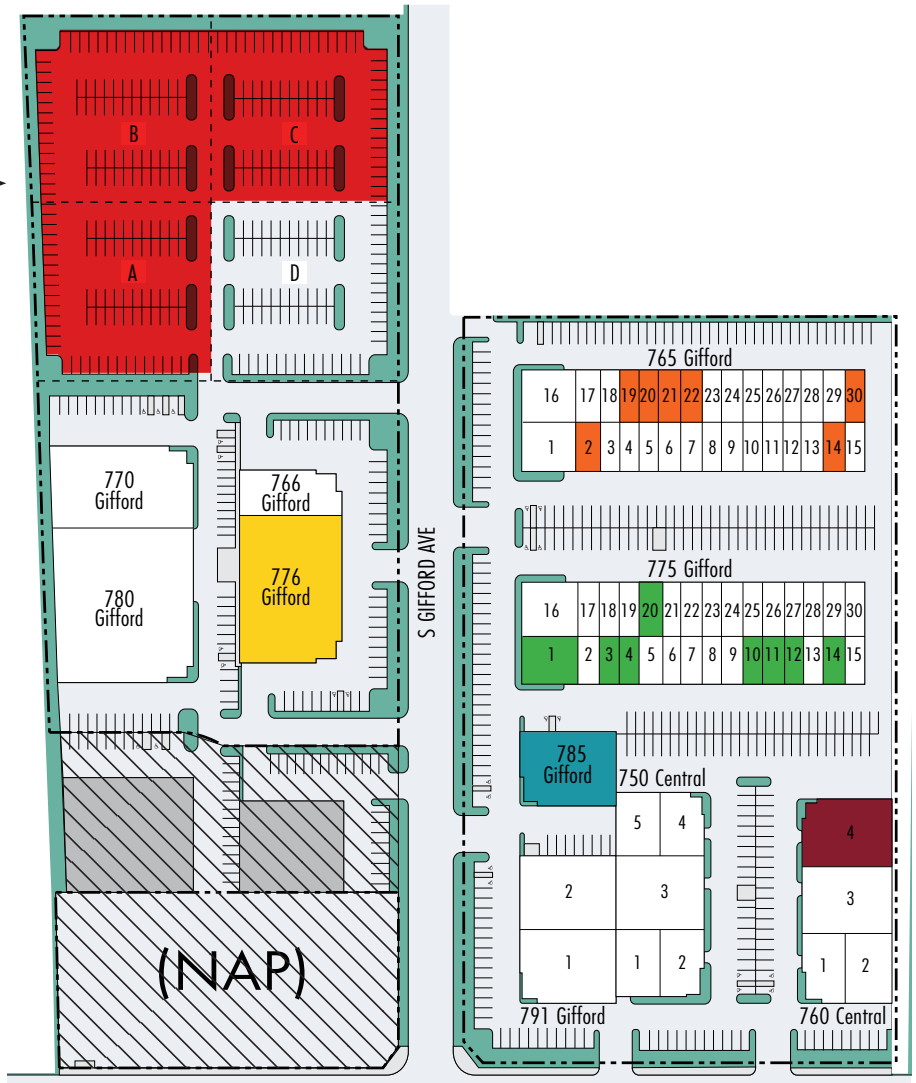
Yard/Overnight Parking Areas Available for Lease →



GIFFORD BUSINESS PARK

SAN BERNARDINO, CALIFORNIA 92408

CURRENT AVAILABILITY

765 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
765 S Gifford	2	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	14	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	19	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	20	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	21-22	1,667	$1.02/SF, MG + $0.14/SF CAM	$1,933.72	2 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	30	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now

775 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
775 S Gifford	1	2,775	$0.97/SF, MG + $0.14/SF CAM	$3,087. 25	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	3	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	4	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	10-11	1,820	$1.02/SF, MG + $0.14/SF CAM	$2,111.20	2 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	12	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	14	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	20	910	$1.02/SF, MG + $0.14/SF CAM	$1,055.60	1 GL / 100 AMPS	Vacant and Available Now

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CURRENT AVAILABILITY

776 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
776 S Gifford		12,431	$0.85/SF, MG + $0.14/SF CAM	$12,306.69	4 GL / 200 AMPS	See attached Floorplan

785 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
785 S Gifford		6,365 SF	$0.85/SF, MG + $0.14/SF CAM	$6,301.35	1 GL / 100 AMPS	Vacant and Available Now

791 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
				100% LEASED		

750 E CENTRAL

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
				100% LEASED		

760 E CENTRAL

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
760 E Central	4	5,160	$0.85/SF, MG + $0.14/SF CAM	$5,108.40	1 GL / 100 AMPS	Vacant and Available Now

770 S GIFFORD

ADDRESS	SUITE	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
770 S Gifford	±.43 to ±1.81 AC	$0.35/SF, Gross	TBD	Land	Yard space available for lease. Multiple sizes and flexible terms. Outdoor Storage, Fleet, Truck, or Equipment Parking. Can be leased with or without industrial units.

GIFFORD BUSINESS PARK

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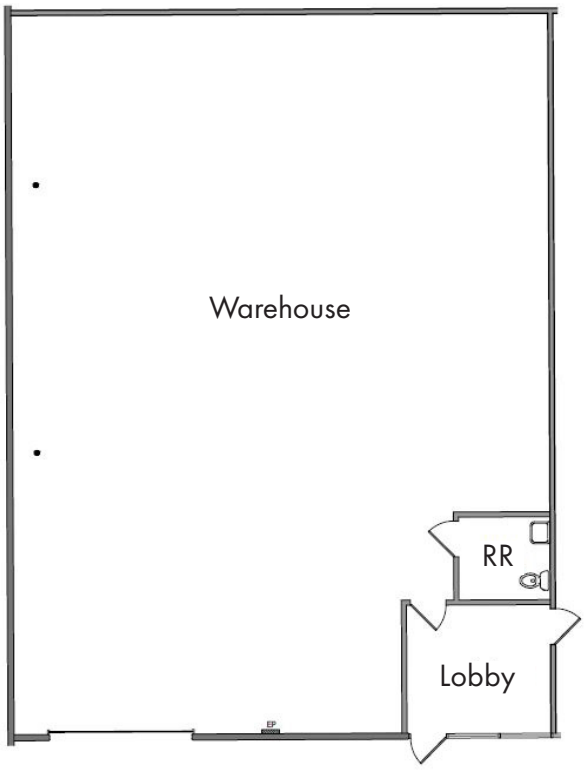
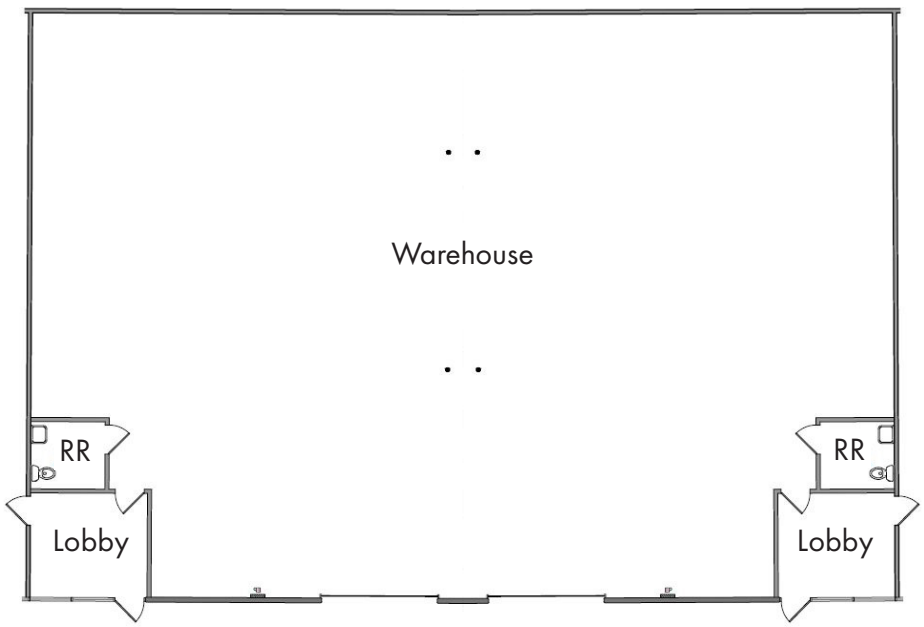
FLOOR PLAN

(Sample Floorplans for 765 & 775 S Gifford Units)

±910 SF



±1,820 SF



Floorplans not to scale.

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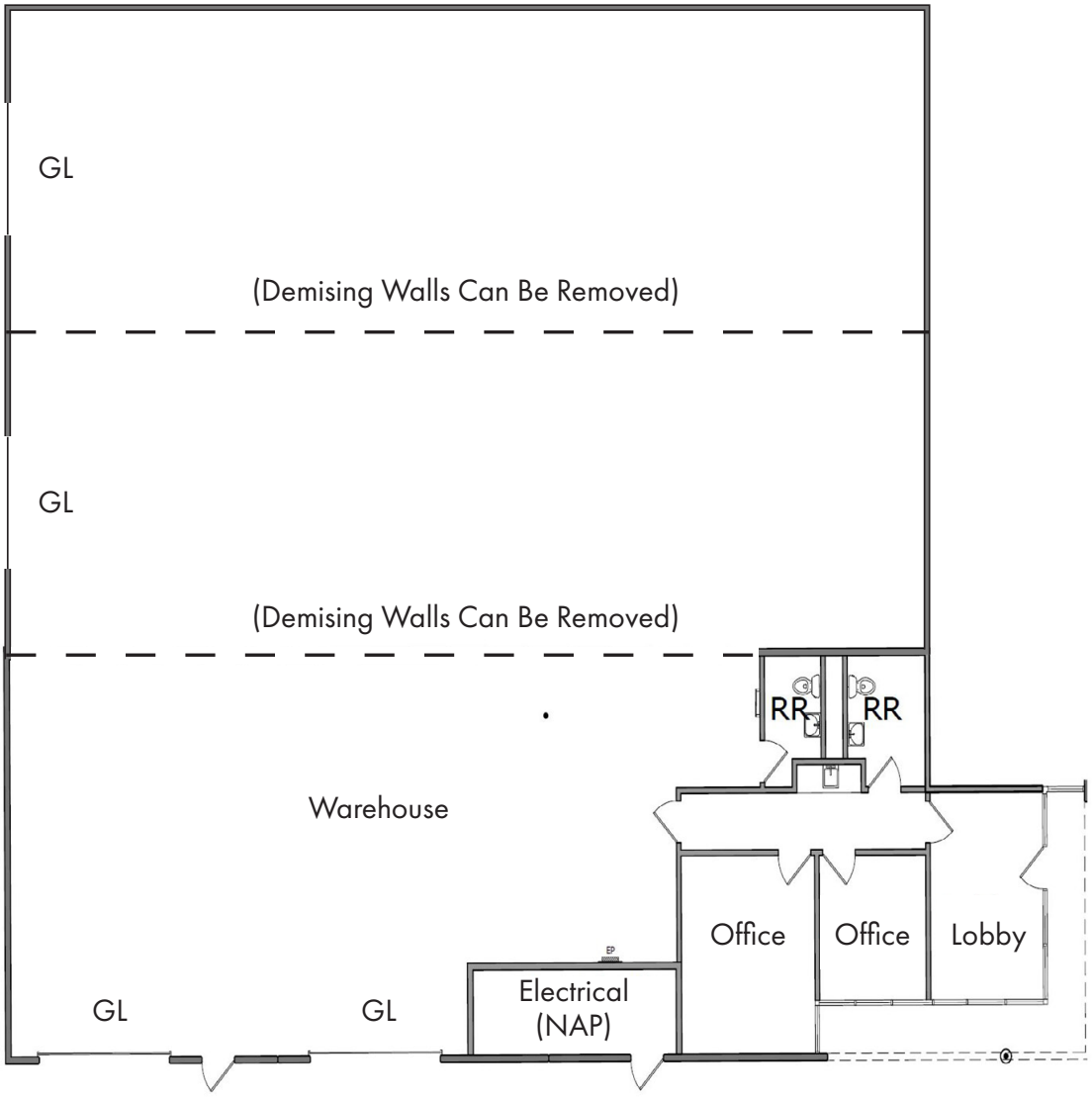
FLOOR PLAN

776 S Gifford Ave

±12,431 SF



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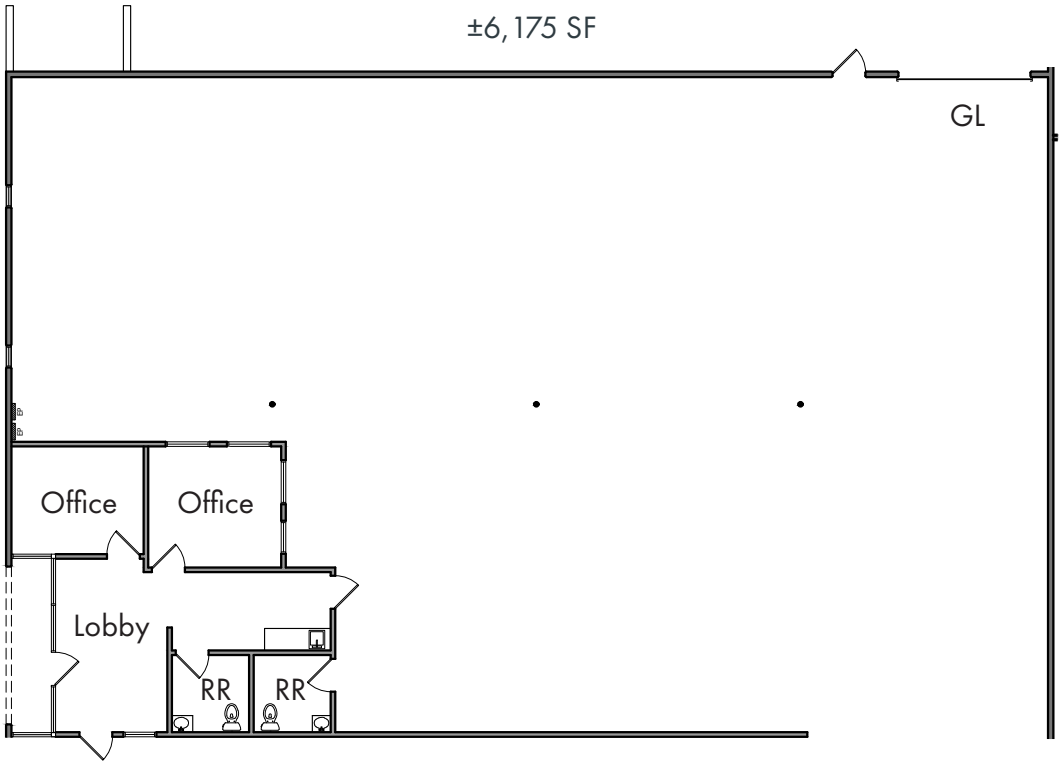
FLOOR PLAN

791 S Gifford Ave, Suite 2



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