

FOR SALE: ±12,825 SF FREESTANDING BUILDING

123 S. D STREET, SAN BERNARDINO, CA 92401



www.TeamLazarHull.com

PROPERTY HIGHLIGHTS

- Large Office/Showroom Area, ± 2,000 SF
- ± 10,825 SF Warehouse Area
- Located on ±1.12 Acre
- Large Yard Area for Outside Storage (Front, Side & Rear)
- 3 Ground Level Doors (11' wide x 15' high)
- Electrical switchgear is 200 amp, 240 volt, 3 wire system
- 8 skylights in the warehouse
- Light Industrial Zoned
- APN: 0136-122-82
- Property is Leased Until January 31, 2026
- **Asking: \$3,400,000.00**

5-MILE DEMOGRAPHICS



358,110
POPULATION



102,857
HOUSEHOLDS



\$84,789
AVERAGE
HOUSEHOLD INCOME

RICK LAZAR

951.276.3652 | DRE#: 00549349
RLAZAR@LEERIVERSIDE.COM

SPENCER HULL

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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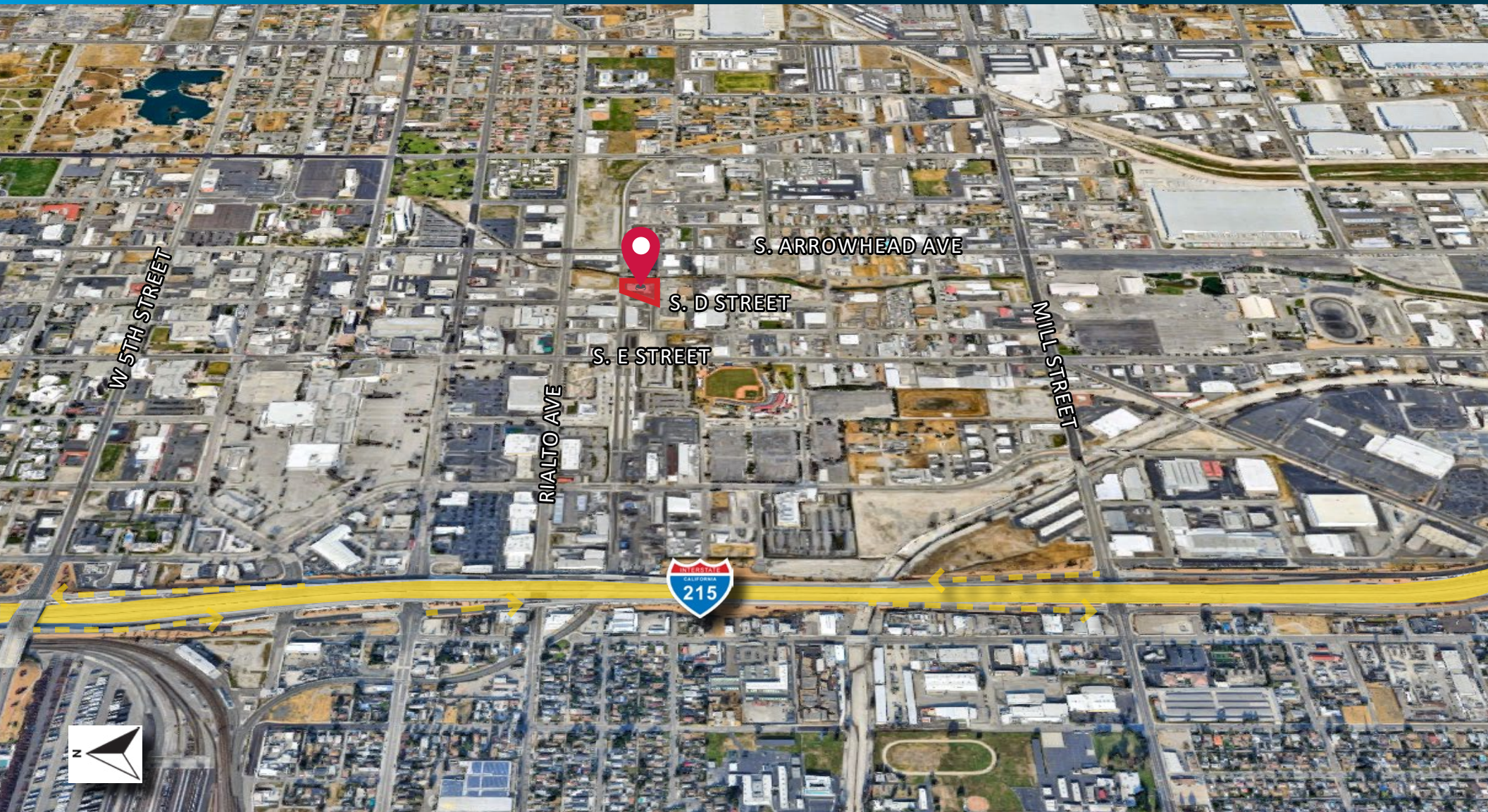
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3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

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