

FOR SALE & LEASE | 424-432 S I STREET, SAN BERNARDINO, CA



±20,074 SF INDUSTRIAL BUILDING

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INCREDIBLE FINANCING OPPORTUNITY

This unique opportunity combines a fantastic location, flexible financing options, and the potential for future growth. The fully divisible building, with two addresses, allows for the operation of two businesses under one roof or the potential to collect rental income to offset your mortgage. Unlock the potential of this prime manufacturing building, offering 20,074 square feet of versatile space with recent renovations completed. Conveniently located just off the 215 freeway, this property provides easy truck access and features a gated yard for added security, along with ample employee parking. Don't miss out on this exceptional opportunity to secure a valuable asset in a prime location with unbeatable financing options. All loan terms are subject to ownership approval.

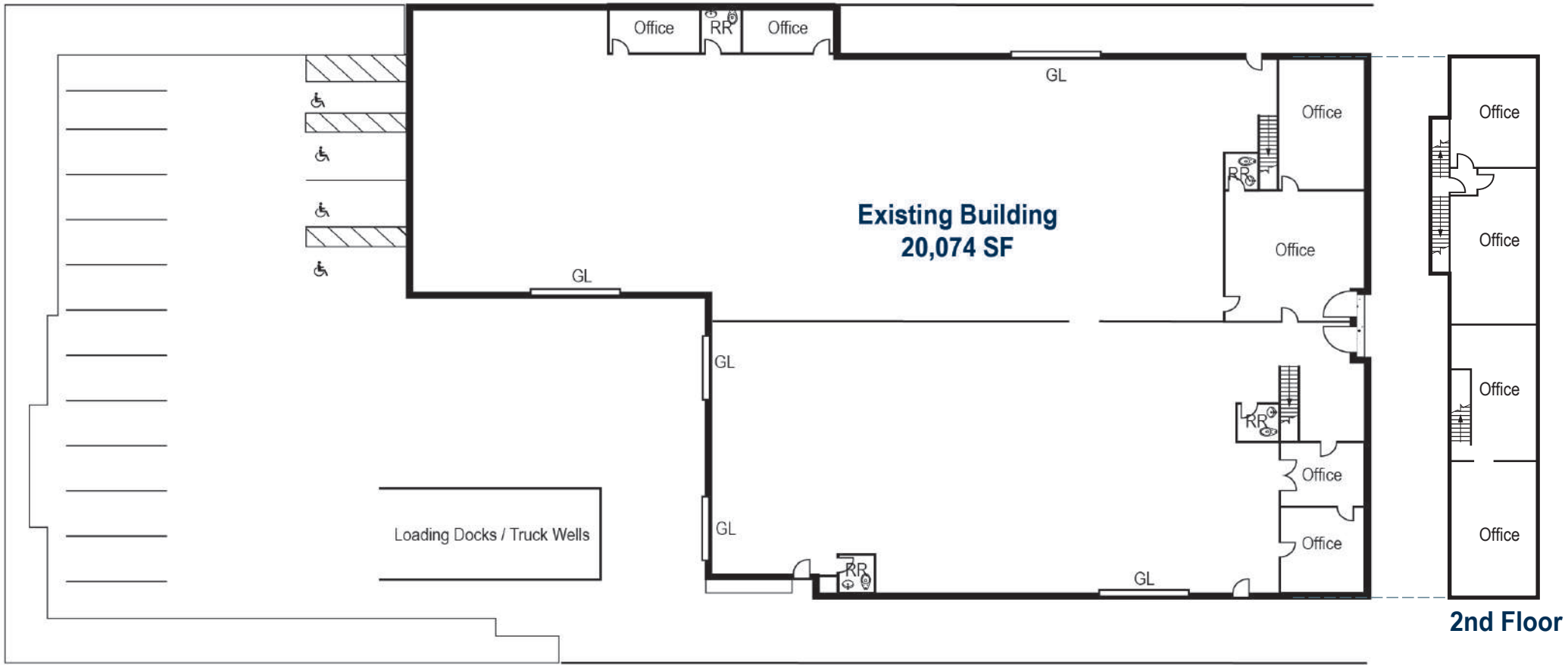
PROPERTY FEATURES:

- ±20,074 SF Industrial Building
- ±3,478 SF of Two Story Office
- Two (2) Dock High Loading Positions with Truckwells
- Five (5) Ground Level Doors
- 14'-18' Clear Height (Verify)
- 0.73 AC Lot Size
- 6 Restrooms
- Entitlements for 3,000 SF Addition in Motion
- 400 Amps / 480v 3 Phase (Verify)
- Fenced Concrete Yard
- Immediate Access to 215 and 10 Freeways



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SITE PLAN



Floor Plan Not to Scale