

FOR SALE

±14,896 SF INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±14,896 SF Building Including ±1,560 SF of Warehouse Mezzanine
- ±2,123 SF of Office with ±1,043 SF of Mezzanine
- 400 Amps, 277/480 Volt 3 Phase Power (Verify)
- 2 Grade Level Loading Doors
- Fenced & Secured Yard
- 24' Minimum Clearance
- IL Zoning (Verify)
- **Call Broker to Show/
Do Not Disturb Tenant**

**378 COMMERCIAL ROAD,
SAN BERNARDINO, CA 92408**

WATERMAN
BUSINESS CENTER

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

HERRICK JOHNSON
951.276.3632 // DRE#: 01013436
HJOHNSON@LEERIVERSIDE.COM

ALEX SMITH
951.276.3668 // DRE#: 02031896
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

WATERMAN BUSINESS CENTER

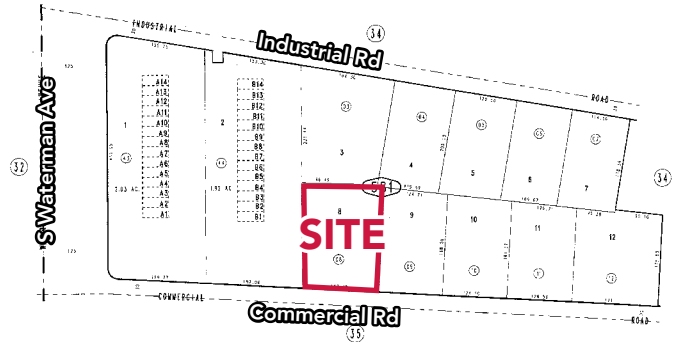
378 COMMERCIAL ROAD,
SAN BERNARDINO, CA 92408



TAX MAP

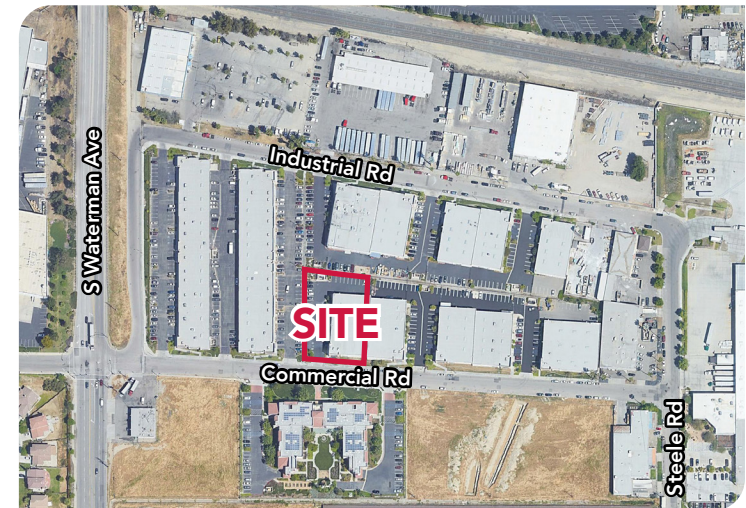
Tract No. 18083, M.B. 329/27-32, Condo Plan 07-0380256

City of San Bernardino 0141 - 58
Tax Rate Area
7131



Pin. N.W. 1/4, Sec. 26
T.15S., R.4W.

Assessor's Map
Book 0141 Page 58
San Bernardino County



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