

**AVISON
YOUNG**

±6,480 SF Industrial Warehouse

1831 S. Commercenter Drive West, San Bernardino

FOR LEASE

1831

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AVISON YOUNG

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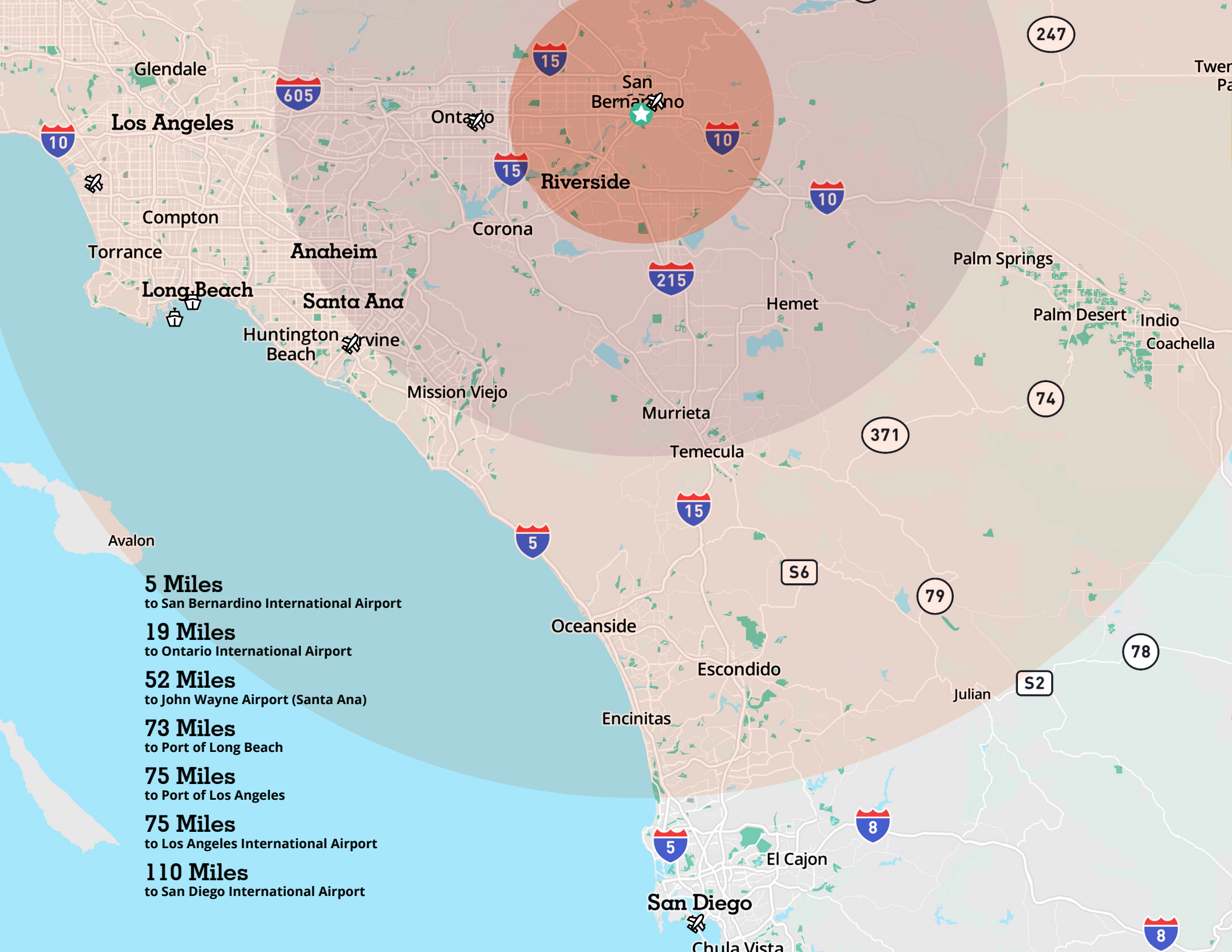
PROPERTY OVERVIEW

BUILDING AREA:	±6,480 SF
LAND AREA:	±0.35 Acre / 15,300 SF
LEASE RATE:	\$1.00 PSF
CAM	\$0.07 PSF
YEAR BUILT:	1980
CLEAR HEIGHT:	14'
DRIVE IN DOORS:	2
PARKING SPACES:	21

HIGHLIGHTS

- ±6,480 SF flex building with secured side yard
- Located in Commerce Business Center of San Bernardino
- Features reception area, an executive office space, conference room, and break area
- 1/2 mile from I-10 and I-215 interchange
- Ample parking on site







The City of San Bernardino is a community rich in history and cultural diversity. Influences of Native Americans, Mexican settlers, Spanish missionaries and Mormon emigrants can still be seen throughout the City today. From the day in 1810 when Franciscan missionary Father Dumetz named the area San Bernardino to the present, San Bernardino – nestled south of the San Bernardino Mountains and west of the lower desert – has been recognized for its scenic beauty and strategic location. Today, the City of San Bernardino serves as the county seat and is the largest city in the County of San Bernardino with a population of over 213,000.

The City of San Bernardino has adopted the shared values of Integrity, Accountability, Respect for Human Dignity, Honesty and Fairness. The vision for the City is to be strong and prosperous. City residents can expect quality, cost effective services as well as an excellent public safety program, which is dedicated to providing the highest level of police and emergency services.

The two hospitals within the City limits, Community Hospital of San Bernardino and St. Bernardine's Medical Center are both state of the art facilities. City residents also have access to the nearby Arrowhead Regional Medical Center and the world renowned Loma Linda University Medical Center.

With 35 parks and 11 community centers, residents can enjoy playgrounds, swimming, youth sports, adult sports, senior activities, and special interest classes. The City's menu of programs and services includes a public library system comprised of one main and three library branches which provide life-long learning to the world of ideas, information and creative experience for all citizens of San Bernardino.

5-MILE RADIUS DEMOGRAPHICS



272,011
POPULATION

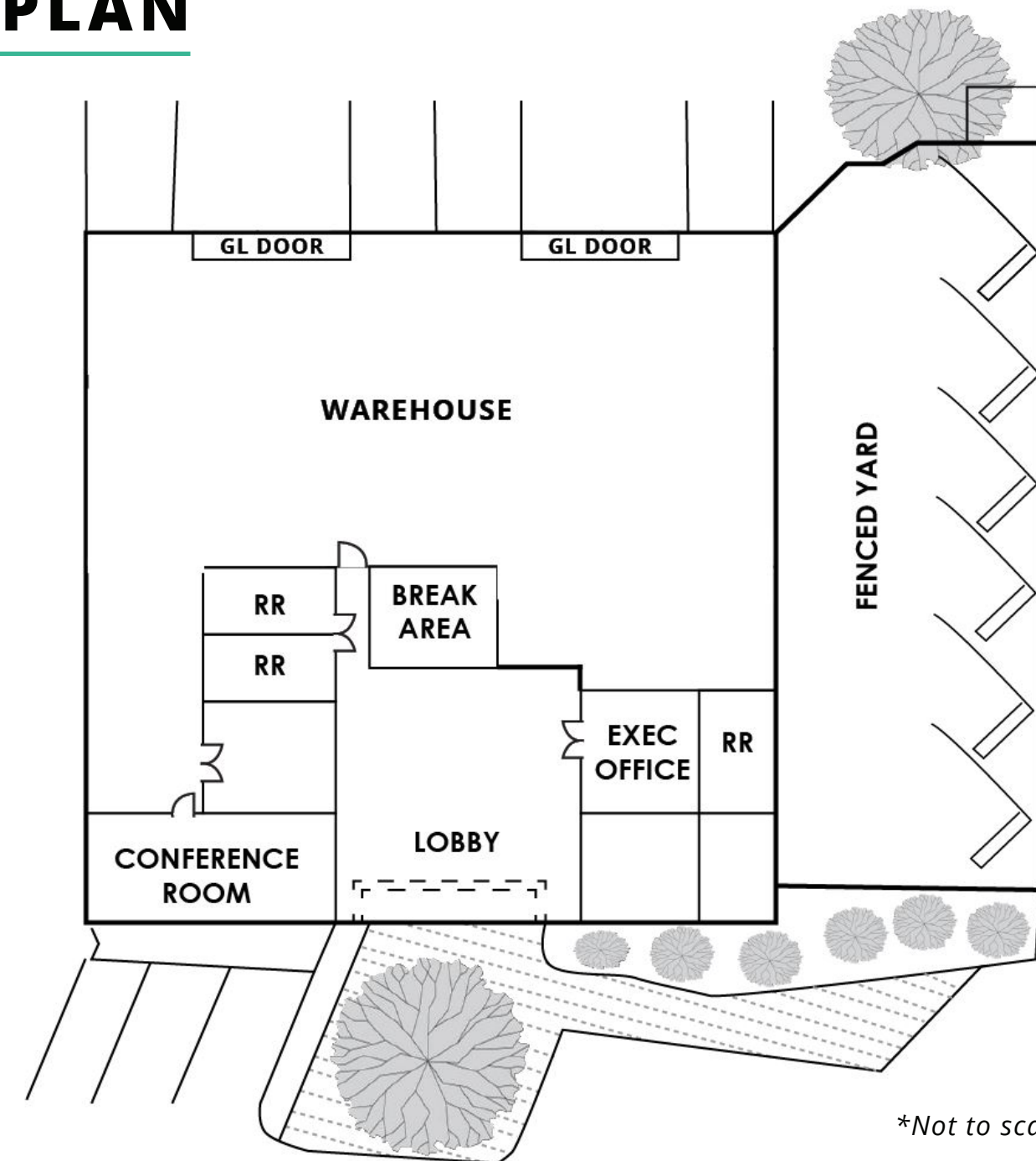


\$75,827
AVERAGE HH INCOME

16,207 | **144,396**
BUSINESSES | EMPLOYEES
DAYTIME
EMPLOYMENT

45% | **55%**
OWNER | RENTER
OCCUPIED HOUSING
UNITS

FLOOR PLAN



**Not to scale*





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