# 14,400 SF Industrial / Warehouse | 1 ... 199 Hillcrest Ave, San Bernardino, CA 92408

Presented By: Jackson Rivero Properties Inc.



199 Hillcrest Ave, San Bernardino, CA 92408

#### **Property Details**

Price: \$2,600,000

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Turnkey industrial with 1,200-amp 480 V power — delivered remodeled, vacant, and ready Q4 2025. Concept drawings showcase a modern,

High-efficiency warehouse layout with new finishes, updated systems, and strong logistics access. An exceptional owner-user or investor opportunity

- in a submarket where upgraded midsize inventory is scarce.
- Asking \$2,600,000 (\$180 per SF) Market Range is \$2.8 M \$3.15 M (\$197 \$221 per SF)
- Seller Financing up to 50% LTV

View the full listing here: <a href="https://www.loopnet.com/Listing/199-Hillcrest-Ave-San-Bernardino-CA/37652838/">https://www.loopnet.com/Listing/199-Hillcrest-Ave-San-Bernardino-CA/37652838/</a>

Price: \$2,600,000
Property Type: Industrial
Property Subtype: Warehouse

Building Class: C

Sale Type: Investment or Owner User

Cap Rate: 7.00%

Lot Size: 0.58 AC

Gross Building Area: 14,400 SF

Rentable Building

14,400 SF

Area

No. Stories: 1

Year Built: 1968 Tenancy: Single

Parking Ratio: 1.25/1,000 SF

Clear Ceiling Height: 12 FT

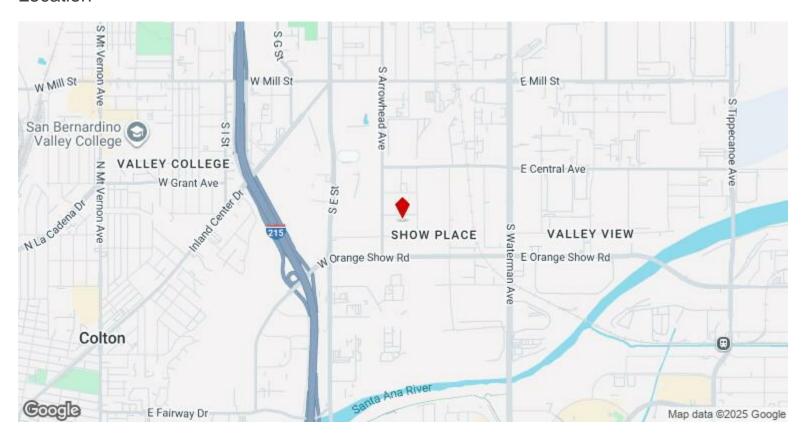
No. Drive In / Grade- 3

Level Doors

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#### Location



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### Property Photos





CONCEPT FRONT VIEW CONCEPT STREET VIEW

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### Property Photos





COMCEPT PARKING LOT CONCEPT STREET VIEW 2

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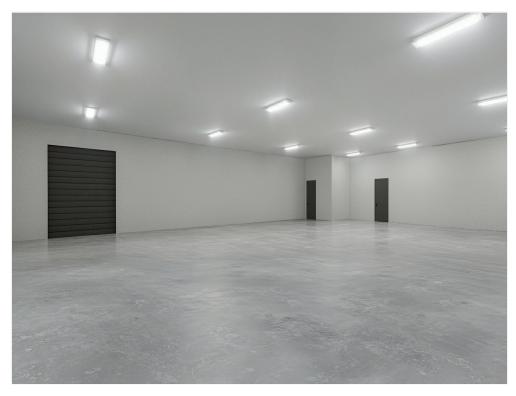


COMCEPT PARKING LOT 2

COMCEPT WAREHOUSE INTERIOR

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### Property Photos



COMCEPT WAREHOUSE INTERIOR 2

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