

# 12,800-SF Industrial Building on ±6.03-Acres

# FOR SALE

Palm Ave.

Cajon Blvd.

Kendall Dr.

**20075 KENDALL DR.  
SAN BERNARDINO, CA 92407**

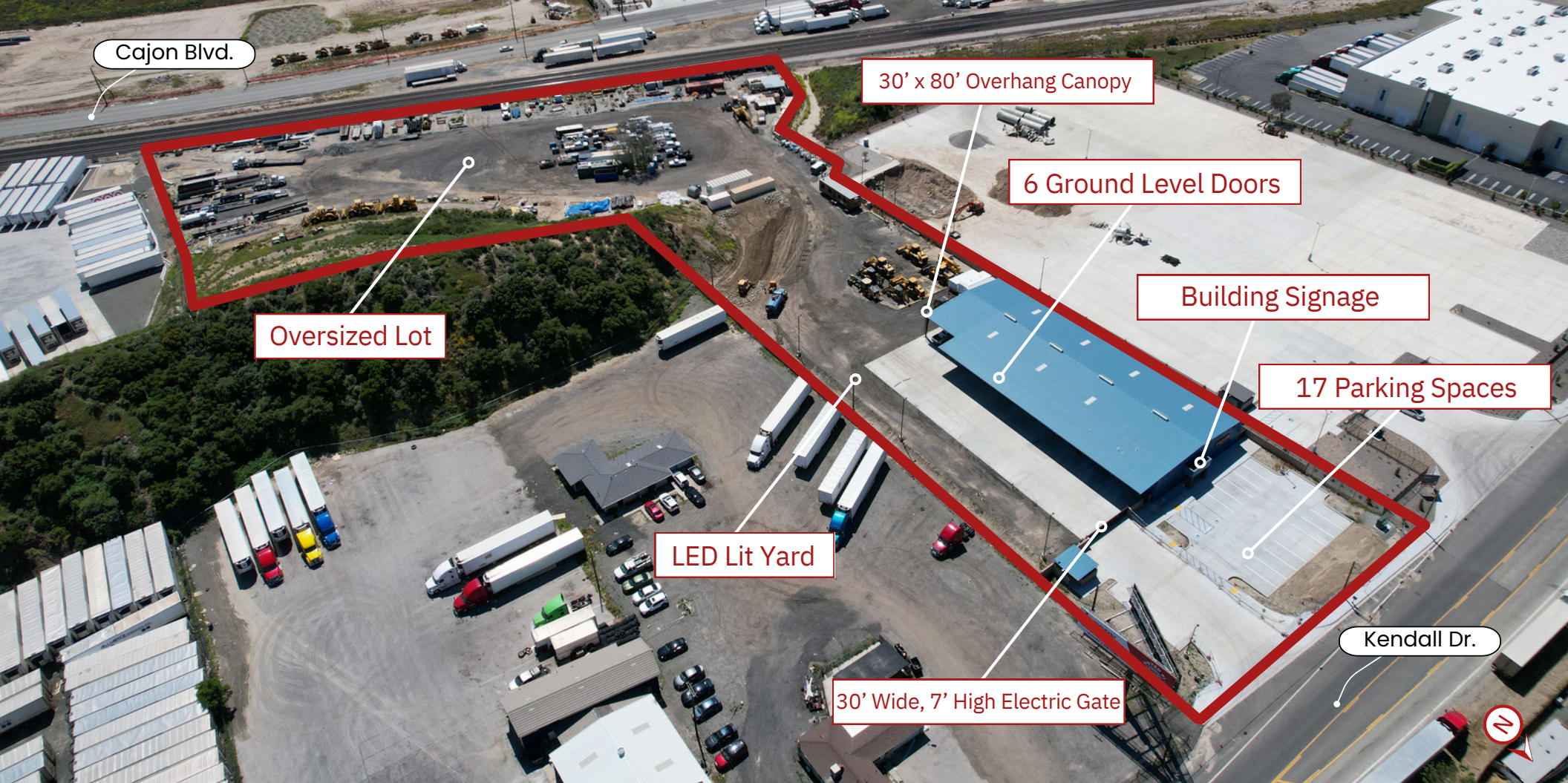


**INLAND  
EMPIRE**

KW COMMERCIAL  
3595-1 Inland Empire  
Blvd. Suite 1250  
Ontario, CA 91764  
909.980.6868

CAL DRE # 02120868





Cajon Blvd.

30' x 80' Overhang Canopy

6 Ground Level Doors

Building Signage

17 Parking Spaces

Oversized Lot

LED Lit Yard

30' Wide, 7' High Electric Gate

Kendall Dr.

## Property Overview

- » ±12,800 sq.ft. Freestanding Industrial Building
- » ±6.03 Acres (±262,667sq.ft.)
- » Permitted Heavy Equipment Storage Yard (verify)
- » Allowed Uses Per County of San Bernardino (refer to page 2-45)
- » Excellent Proximity to I-15 & 215 Freeways, Great Access to Palm Ave. On/Off Ramp

## BUILDING FEATURES

- » New Construction
- » ±1,831 sq.ft. Office Space
- » 6 Ground Level Doors
- » ±21' Ceiling Height
- » Clear Span
- » 480Y/277V, 3-Phase, 4-Wire Power
- » Fire Sprinkler System
- » 30' x 80' Overhang Canopy
- » Excellent Building Signage Facing I-215 Freeway and Kendall Dr.

## LOT FEATURES

- » Fenced & Secured Yard
- » LED Lit Yard
- » 30' Wide, 7' High Electric Front Gate
- » New 8" Curb & Gutter

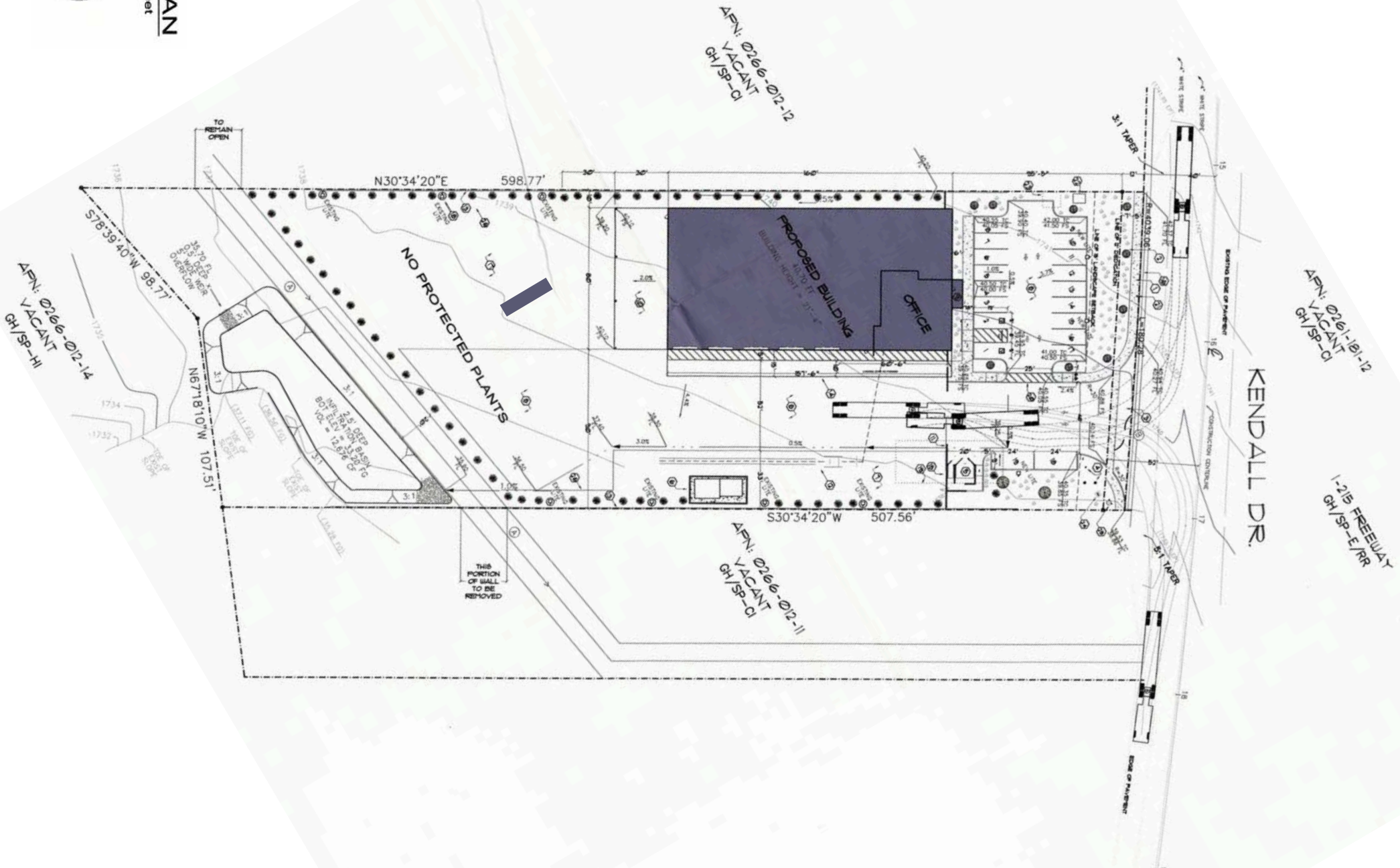


# SITE PLAN

20075 Kendall Dr., San Bernardino, CA 92407



**SITE PLAN**  
scale: 1" = 30 feet





**AERIAL MAP**



Kendall Dr.



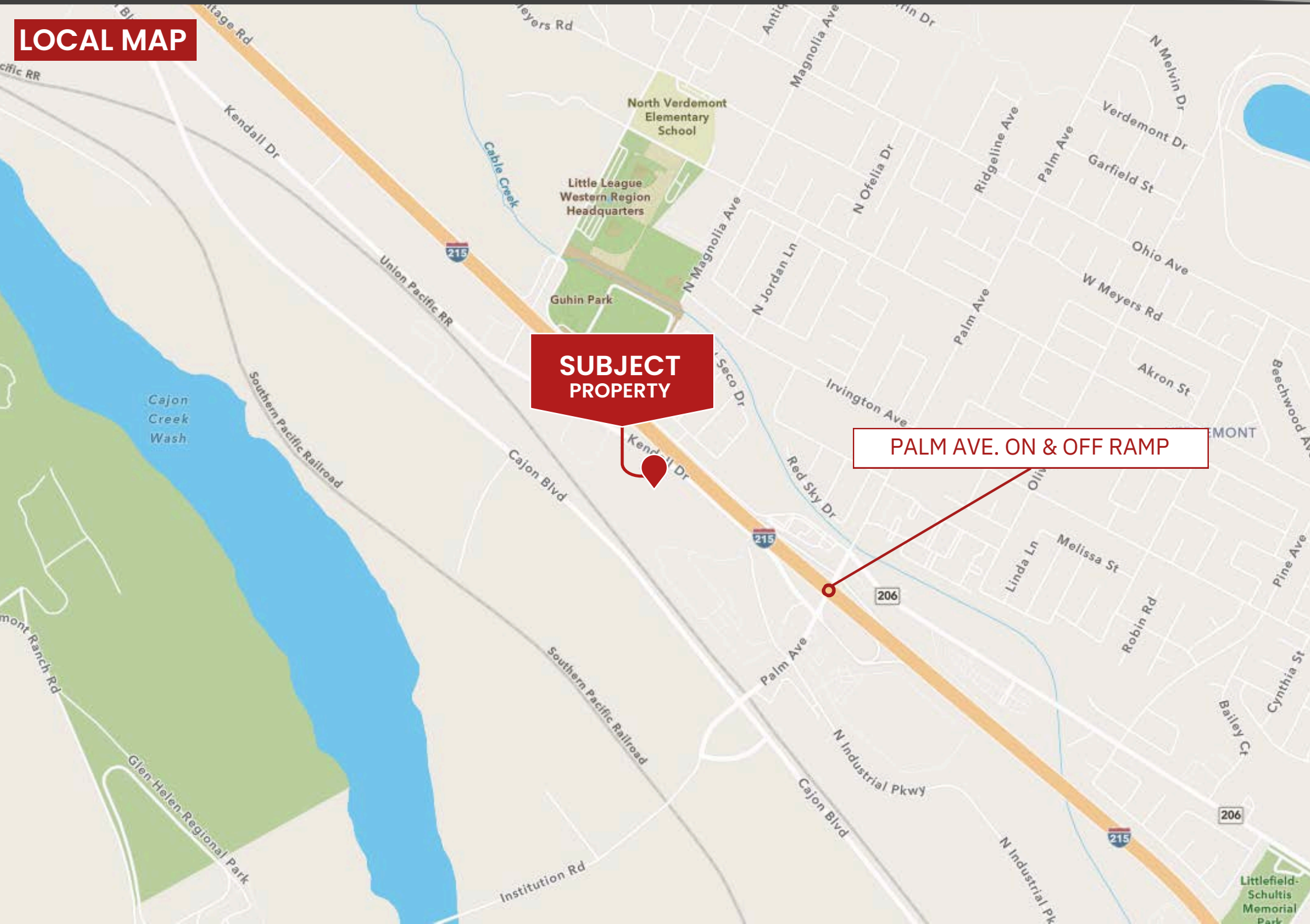
**SUBJECT  
PROPERTY**

Cajon Blvd.





**LOCAL MAP**

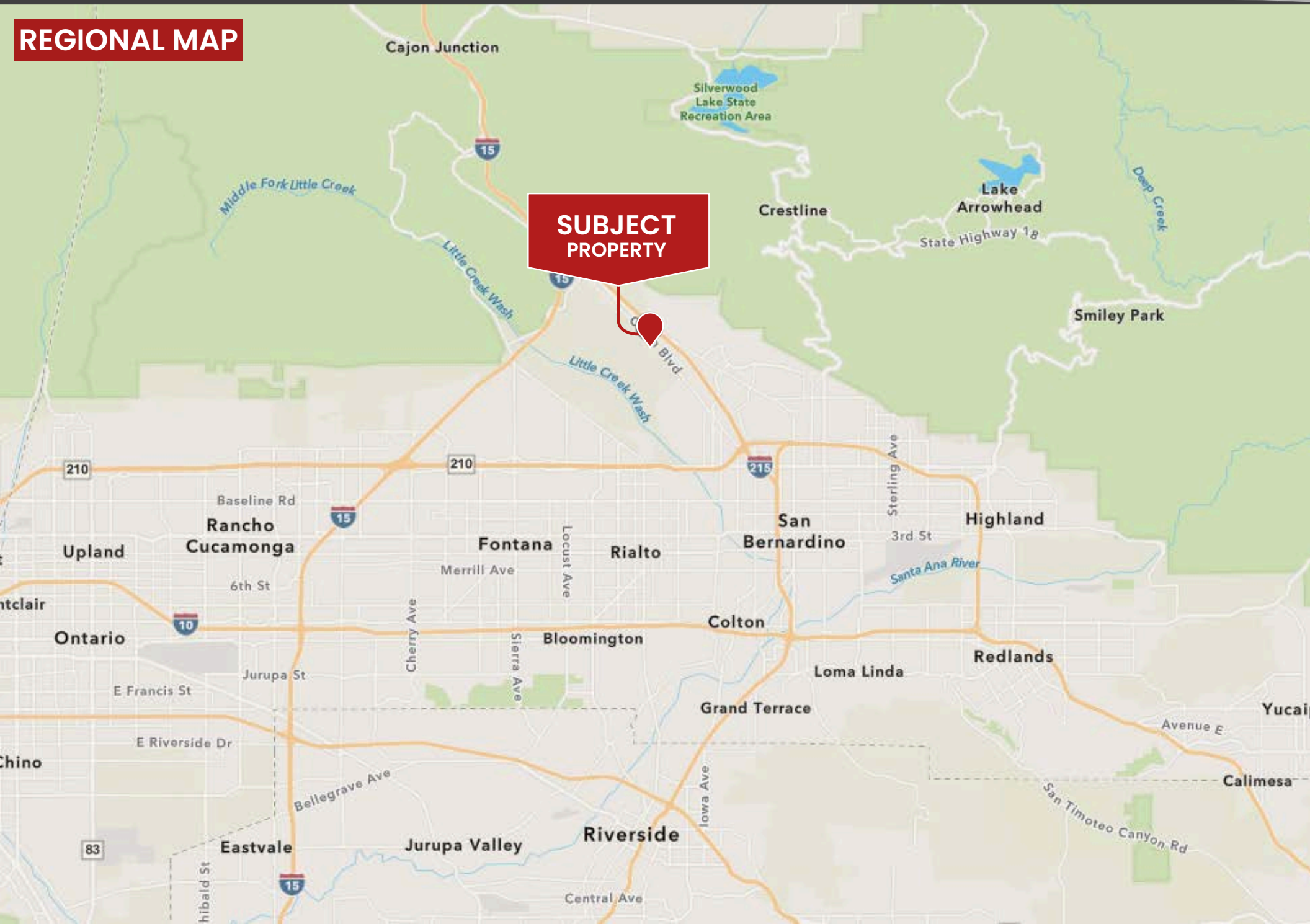


**SUBJECT  
PROPERTY**

**PALM AVE. ON & OFF RAMP**



**REGIONAL MAP**





# ADDITIONAL PICTURES

20075 Kendall Dr., San Bernardino, CA 92407



Irvington Ave.

Palm Ave.



W. Little League Dr.

Kendall Dr.

**SUBJECT  
PROPERTY**

Cajon Blvd.





# ADDITIONAL PICTURES

20075 Kendall Dr., San Bernardino, CA 92407



Irvington Ave.

Kendall Dr.

W. Little League Dr.



**SUBJECT  
PROPERTY**

Cajon Blvd.





# CORPORATE NEIGHBORS

20075 Kendall Dr., San Bernardino, CA 92407





# CORPORATE NEIGHBORS

20075 Kendall Dr., San Bernardino, CA 92407



**BOB'S**  
DISCOUNT  
FURNITURE

**FedEx**

**hp**

**DHL**  
Group

N. Little League Dr.

INTERSTATE  
CALIFORNIA  
215

W. Little League Dr.

Kendall Dr.

**BOB'S**  
DISCOUNT  
FURNITURE

**SUBJECT  
PROPERTY**

Cajon Blvd.





# LOCATION KEY

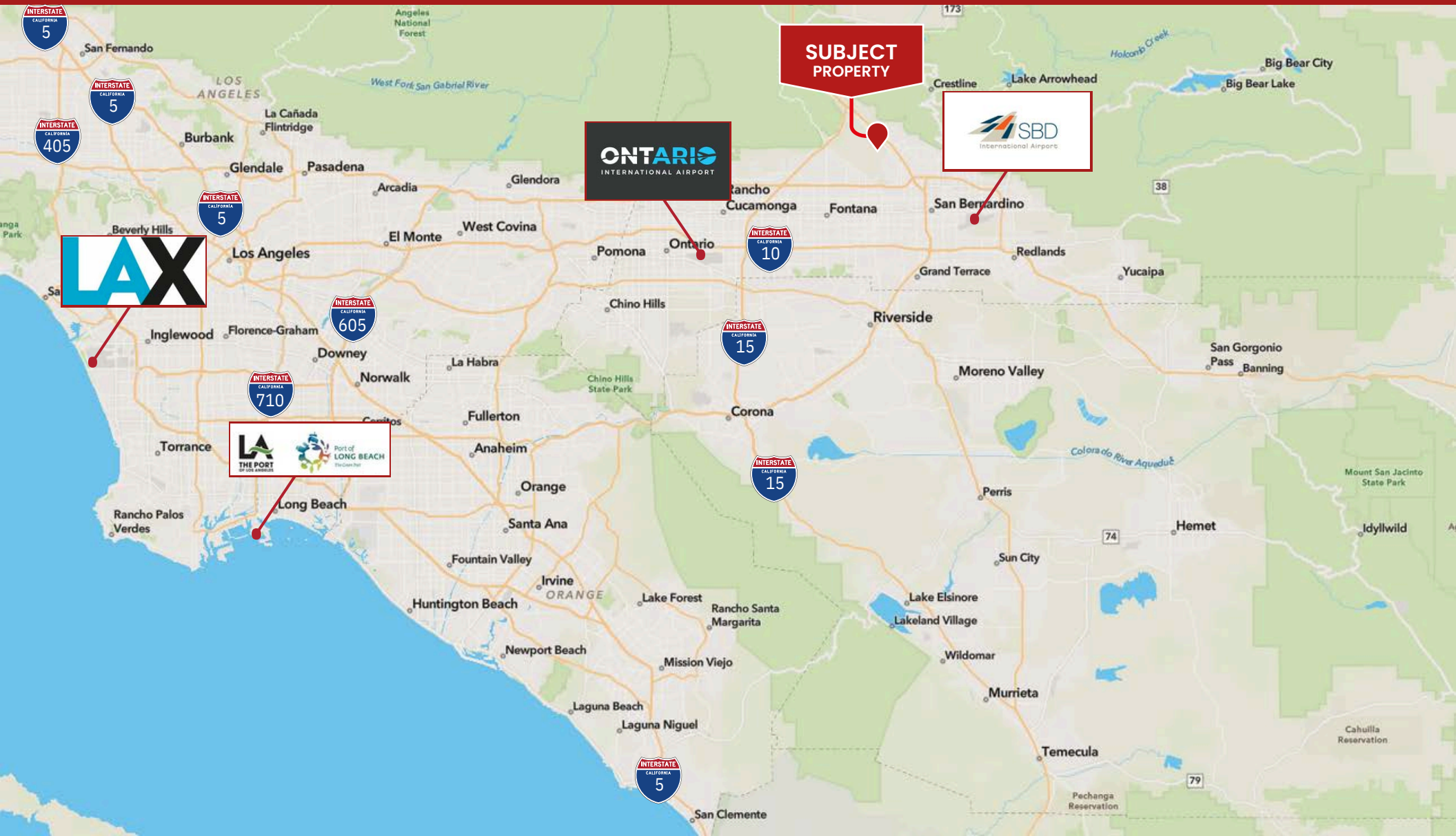
20075 Kendall Dr., San Bernardino, CA 92407

DIRECT ACCESS TO  
KEY DEMAND  
DRIVERS  
& INFRASTRUCTURE

<u>FREEWAYS</u>	<u>MILES</u>
I-215 Freeway:	Adjacent
I-15 Freeway:	± 2.5
210 Freeway:	± 3.5
I-10 Freeway:	± 8.5
60 Freeway:	± 13

<u>AIRPORTS</u>	<u>MILES</u>
SBD	±11
ONT	±21
LAX	±13

<u>PORTS</u>	<u>MILES</u>
LA/LB	± 74





The Inland Empire leads Southern California markets in post-pandemic job growth and has outpaced the national average significantly, with an aggregate 6.2% gain, based on an increase of nearly 100,000 workers. Furthermore, the Inland Empire is bucking the trend of moderating job growth seen nationally heading into 2024.

Although the market's 1.6% expansion in payrolls in 2023 fell short of the average 3.4% growth rate achieved over the past ten years, the pace of job growth is accelerating and slightly outpaces the national average. Inland Empires' job growth forecast also outperforms the national average, based on the continuation of positive trends established over the past decade. The market is becoming more expensive but still maintains a competitive advantage of affordability, and many commercial real estate developments underway across the market will provide capacity for additional employment opportunities.

Bolstered by e-commerce growth and industrial space development, transportation and warehousing accounts for the majority of post-pandemic job growth in the metro. Employment in the sector has expanded nearly 30% from pre-pandemic levels to over 200,000 workers. However, it contracted in 2023, along with wholesale trade employment.

Due to the market's affordable and abundant land near Southern California's twin ports, most national retailers have established warehouse and distribution centers in the area, and third-party logistics providers expanded alongside them as e-commerce adoption accelerated. The twin ports process roughly a third of all U.S. imports, much of which is transported further inland via rail and highway. Imports are rebounding in the opening of 2024, now that West Coast dock workers have agreed to a new labor contract.

Amazon's operations in the market have exploded. The e-commerce giant opened their first California fulfillment center in San Bernardino in 2012, expanding to approximately 30 industrial buildings across the Inland Empire today and becoming the market's largest public company, employing roughly 30,000 local workers.

Now boasting 4.7 million residents, the Inland Empire ranks as the 11th-most populated market in the nation.

San Bernardino is the largest county by land mass across the continental U.S., spanning over 20,000 square miles from Los Angeles to California's border with Nevada and Arizona. Running east from Orange County, Riverside County adds another 7,200 square miles to the combined Inland Empire market area.



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# FOR SALE

**Rene Ramos, Jr.**  
909.980.6868

Rene.Ramos@kwcommercial.com  
CalDRE Lic. #01836872

**Jacob B. Bernardy**  
909.935.0935

Jacob.Bernardy@kwcommercial.com  
CalDRE Lic. #02039512

**Robert D. Bagley III**  
909.935.0938

Robert.Bagley@kwcommercial.com  
CalDRE Lic. #02131874

**Daniel W. Richards**  
909.243.7747 x 222

Daniel.Richards@kwcommercial.com  
CalDRE Lic. #00803221

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