

# FOR SALE

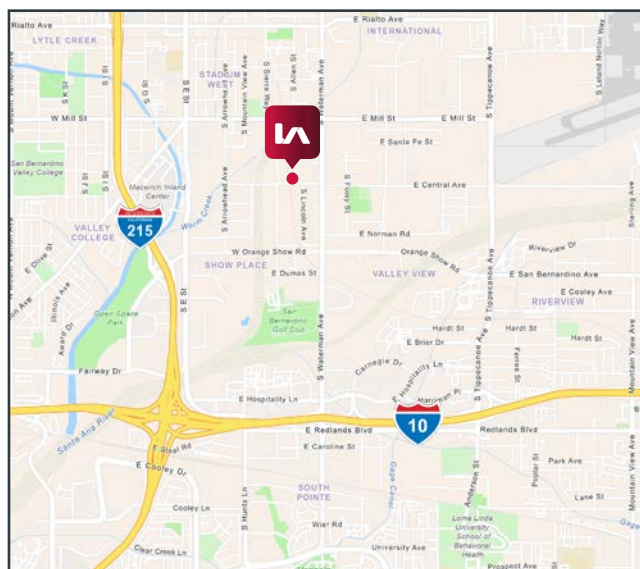
## ±24,434 SF AVAILABLE FREE STANDING DIVISIBLE BUILDING

776-794 S. Allen Street, San Bernardino, CA 92408



## PROPERTY HIGHLIGHTS

- ±24,434 SF Freestanding Divisible Bldg Built in 1999
- ±1.45 Acre Lot
- APN: 0136-401-65
- 0.45/2,500 Sprinkler System
- 800 Amps, 120/208 Volt Electrical Panel (Verify)
- 3 Docks & 3 Ground Level Doors
- Fenced Yard
- 24' Clear Height
- ±10,000 SF (Verify) 2-Story High End Executive Offices with Training Room
- Zoned: IL (Light Industrial) - Verify
- No Association Fee



**ALEXEY ZABOLOTSKIKH**

951.276.3606 | DRE#: 01428540  
ALEX@LEERIVERSIDE.COM

**CRAIG YOCUM**

951.276.3625 | DRE#: 00942165  
CYOCUM@LEERIVERSIDE.COM

*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.*



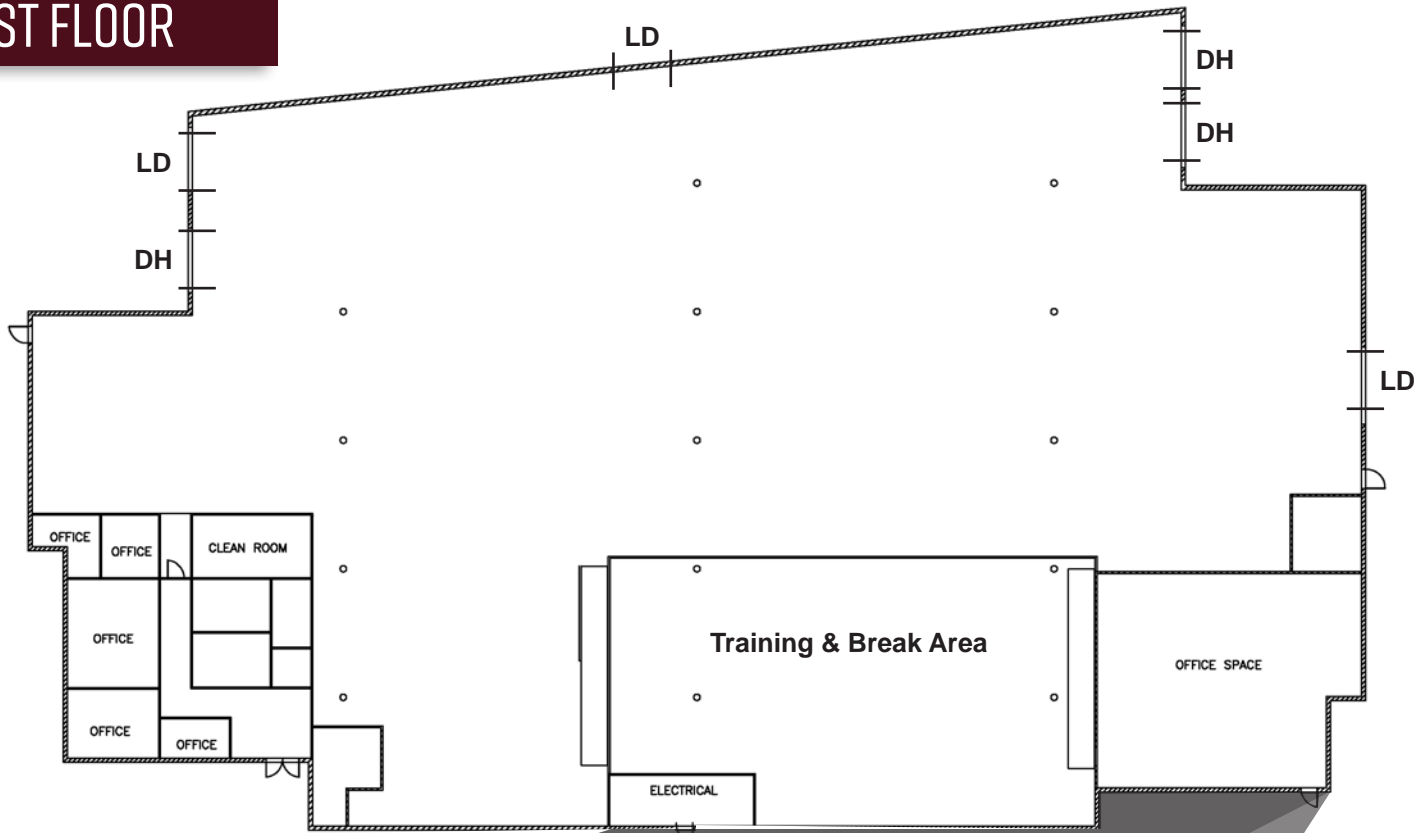
# FOR SALE

## ±24,434 SF AVAILABLE FREE STANDING DIVISIBLE BUILDING

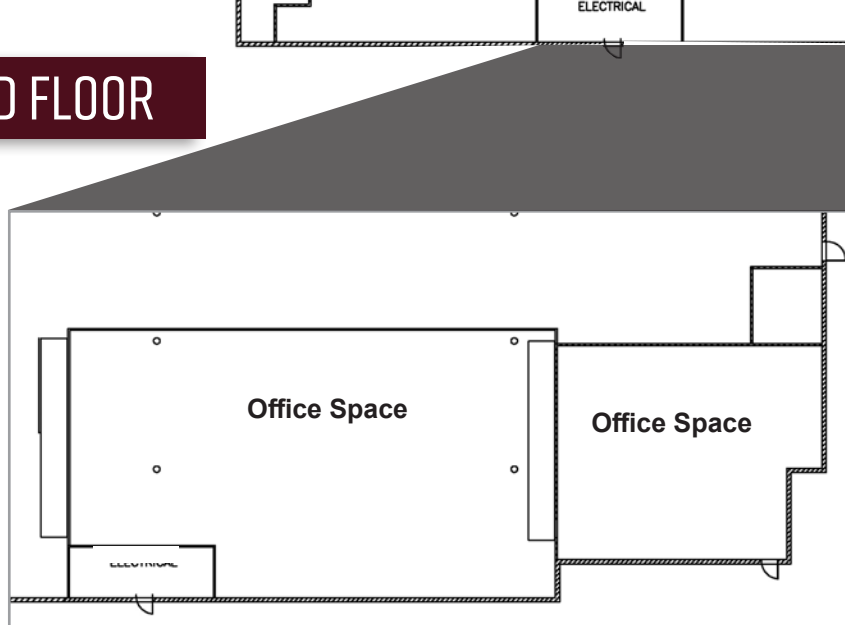
776-794 S. Allen Street, San Bernardino, CA 92408



### FIRST FLOOR



### SECOND FLOOR



**ALEXEY ZABOLOTSKIKH**  
951.276.3606 | DRE#: 01428540  
ALEX@LEERIVERSIDE.COM

**CRAIG YOCUM**  
951.276.3625 | DRE#: 00942165  
CYOCUM@LEERIVERSIDE.COM

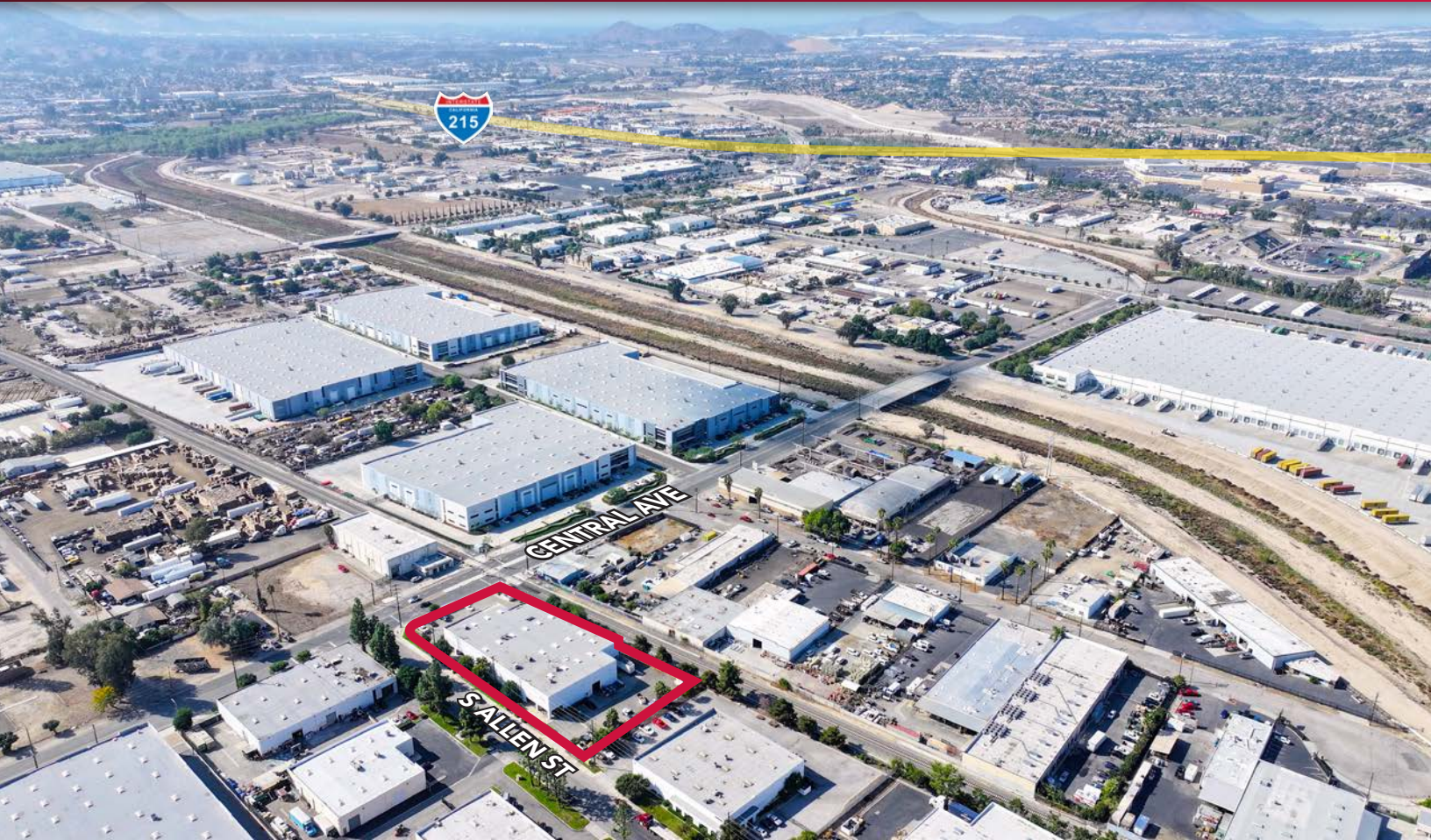
*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.*



# FOR SALE

## ±24,434 SF AVAILABLE FREE STANDING DIVISIBLE BUILDING

776-794 S. Allen Street, San Bernardino, CA 92408



**ALEXEY ZABOLOTSKIKH**  
951.276.3606 | DRE#: 01428540  
ALEX@LEERIVERSIDE.COM

**CRAIG YOCUM**  
951.276.3625 | DRE#: 00942165  
CYOCUM@LEERIVERSIDE.COM

*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.*