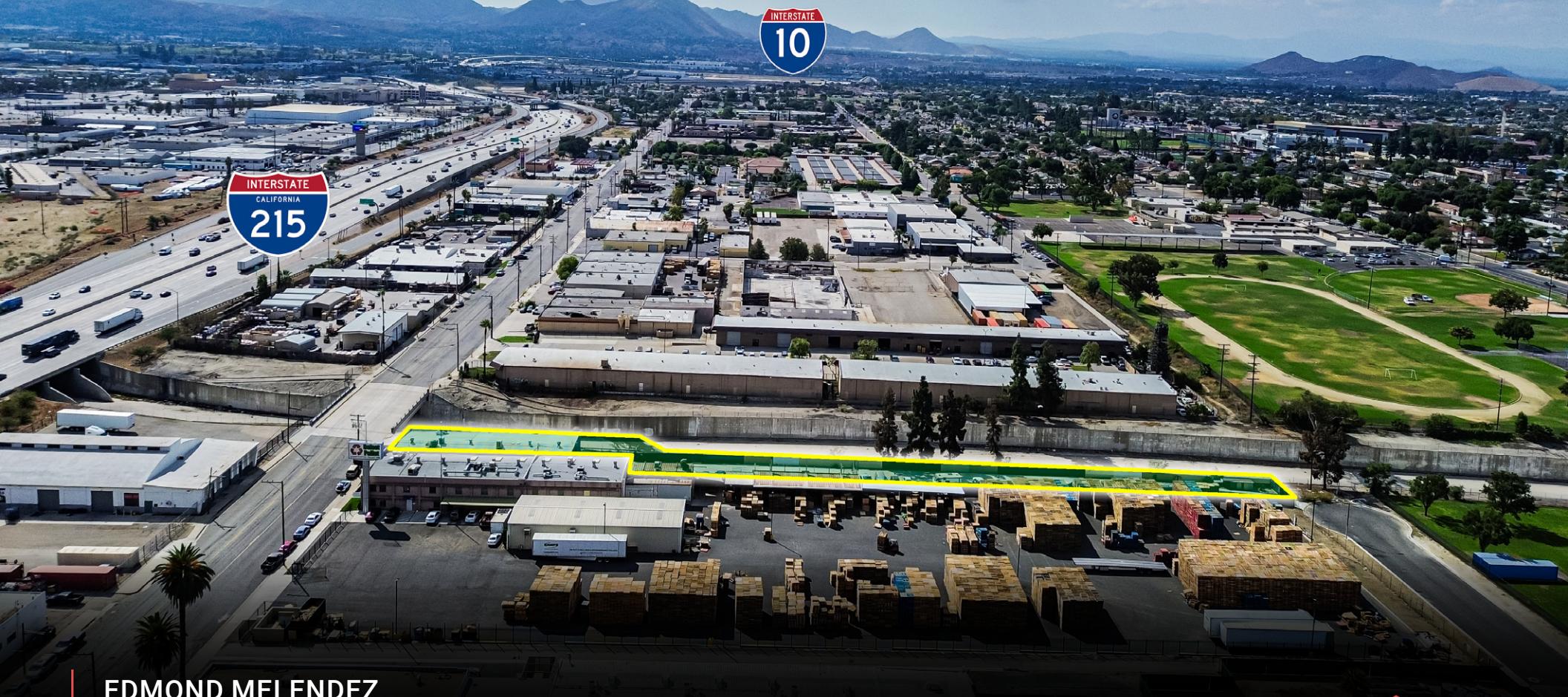


FOR LEASE

0.54 ACRE LIGHT INDUSTRIAL PROPERTY  
W/ 6,070 SQ. FT. SHOP

280 | S. I Street

SAN BERNARDINO, CA 92410



EDMOND MELENDEZ

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CA Lic # 01518581

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# Property Overview

Well-maintained warehouse and office facility located in the heart of San Bernardino's Light Industrial District. The property offers 6,070 square feet of functional warehouse/shop space with 400 amps of power, cooling units in the warehouse, and HVAC in the office area. Featuring a paved outdoor storage yard with dual ingress/egress from I Street and J Street, the site provides convenient access to major transportation routes and is only minutes from the I-215 Freeway.

**280 S. I Street,  
San Bernardino, CA 92410**

Property Address

**0137-091-54 & 0137-091-58**  
APN

**6,070 SQ. FT.**  
Warehouse/Shop

**DECEMBER 1, 2025**  
Available

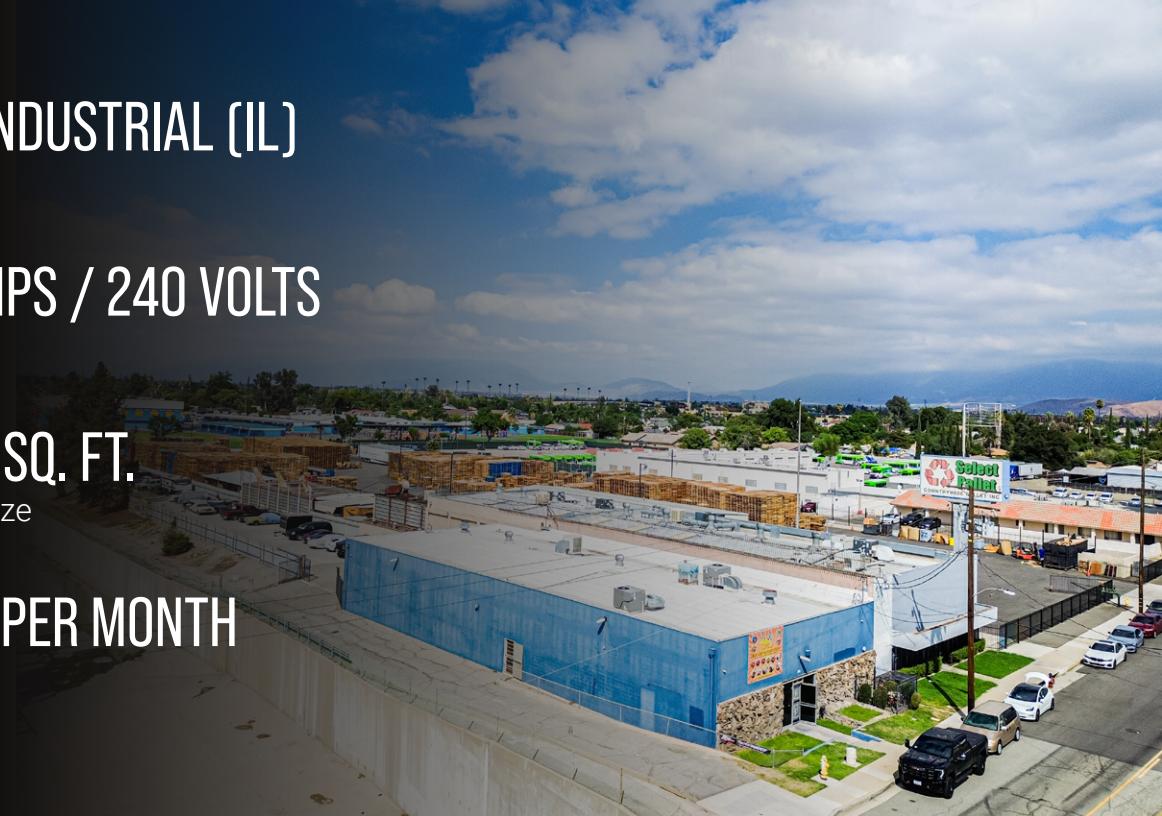
**\$9,105 PER MONTH**  
Base Rent

**LIGHT INDUSTRIAL (IL)**  
Zoning

**400 AMPS / 240 VOLTS**  
Power

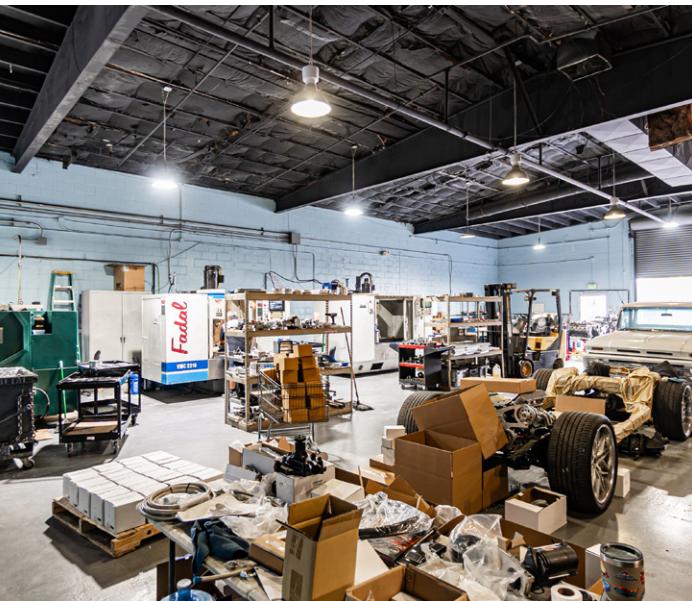
**23,620 SQ. FT.**  
Property Size

**\$1,040 PER MONTH**  
OpEx



# Property Highlights

- Zoned Light Industrial (IL)
- One Ground-Level Door (14' x 10')
- Fully Sprinklered Building
- Cooling Units in Warehouse
- HVAC Units in Office Area
- Paved Outdoor Storage Yard
- Dual Ingress/Egress from I Street and J Street
- Convenient Access – Minutes from I-215 Freeway



280

S. I Street

SAN BERNARDINO, CA 92410

For more information contact:

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