

# SAN BERNARDINO, CA

## LIGHT INDUSTRIAL LAND FOR DEVELOPMENT

Prime Opportunity for Industrial Outdoor Storage and Commercial Ventures!

This exceptional property is ideal for various industrial and commercial uses, including:

- Industrial Outdoor Storage
- Commercial Parking Lot
- Contractor's Yard
- Trucking Facility

Why Choose This Property?

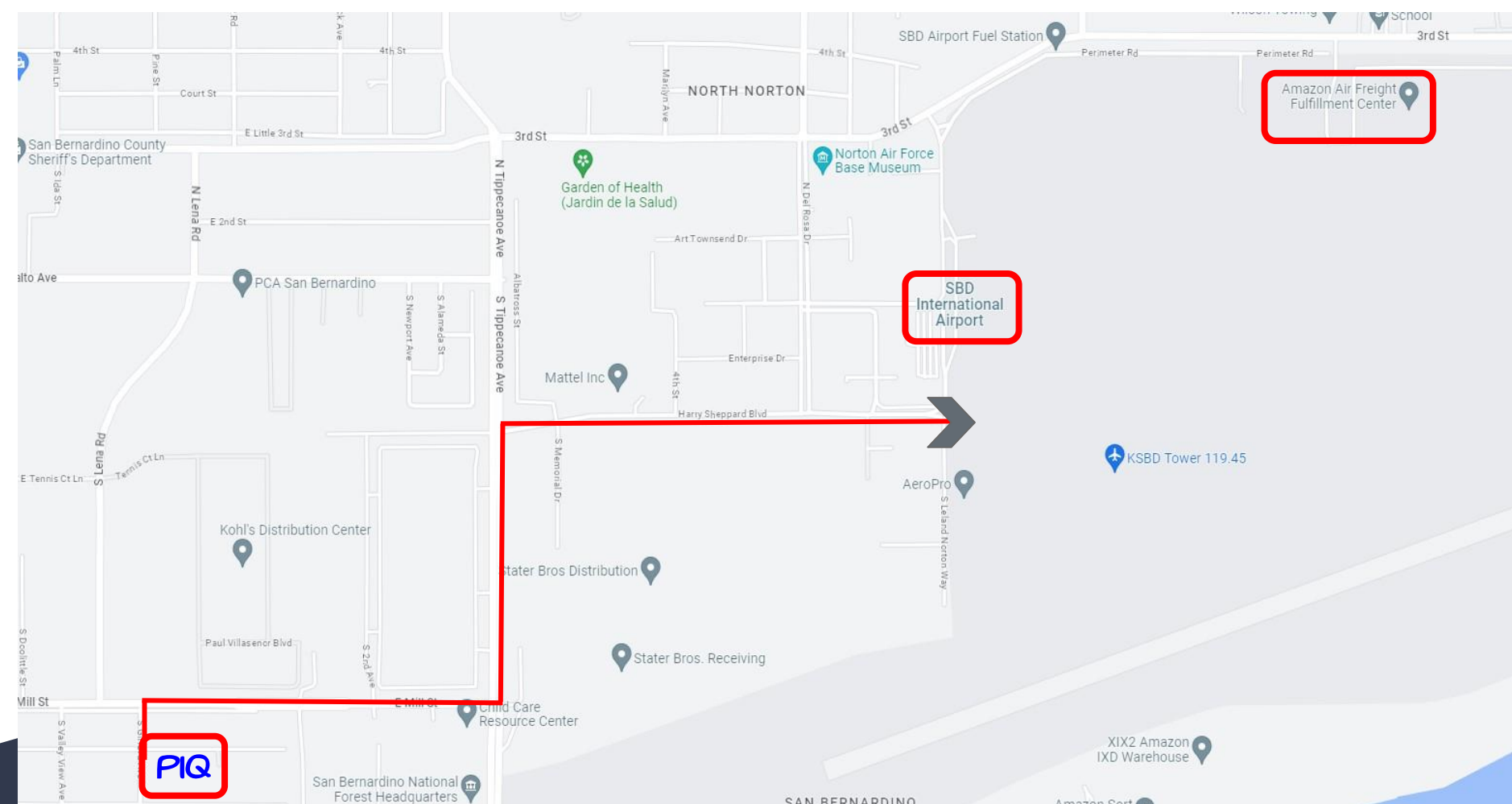
- Versatile Usage: Perfect for a wide range of industrial and commercial applications.
- Strategic Location: Conveniently situated in San Bernardino, providing excellent access and visibility.

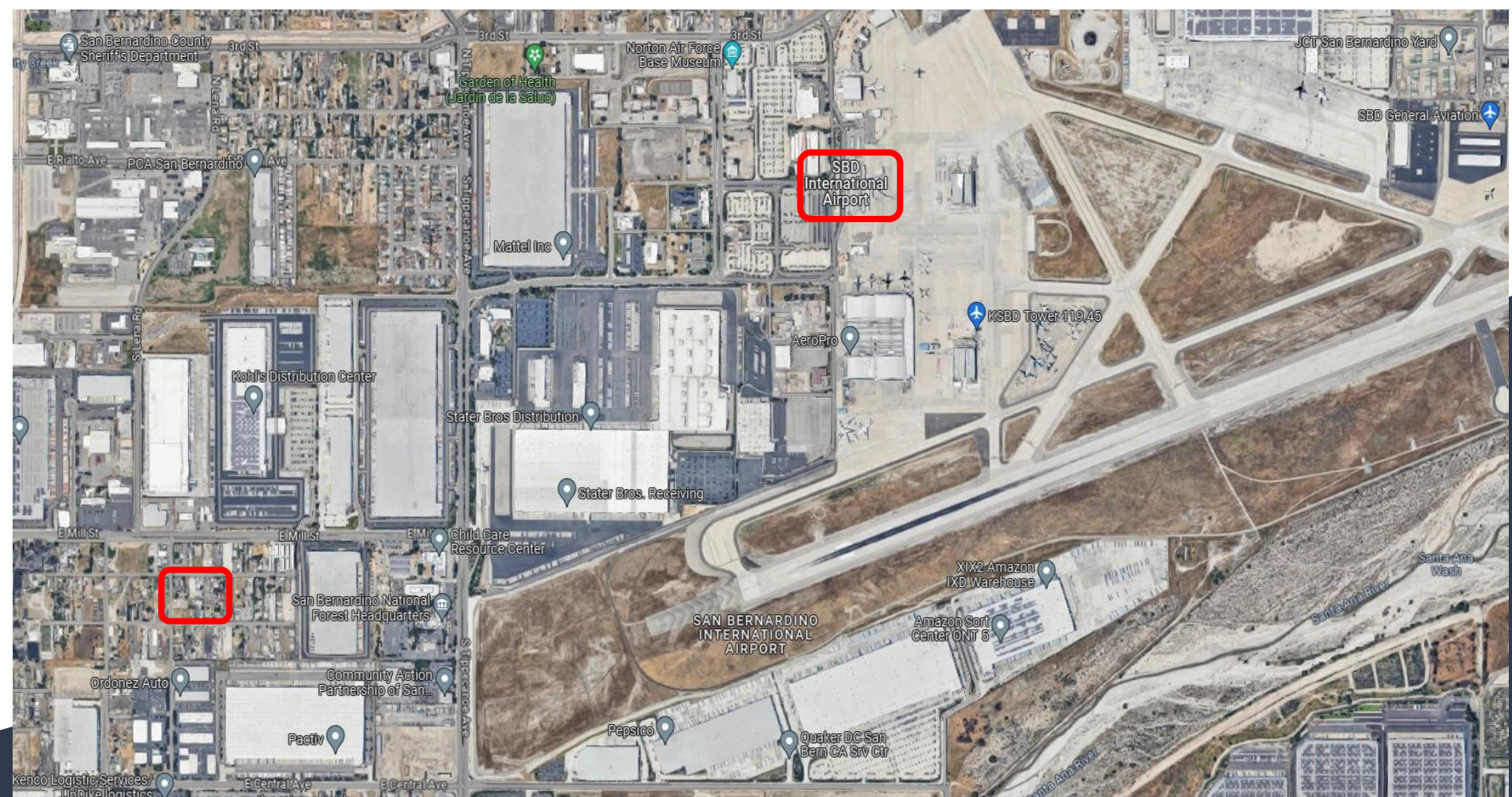
Note: Please verify all potential uses with the City of San Bernardino for Conditional Use Permit (CUP) requirements.

Explore the endless possibilities for your business at this prime location. Contact us today to learn more!



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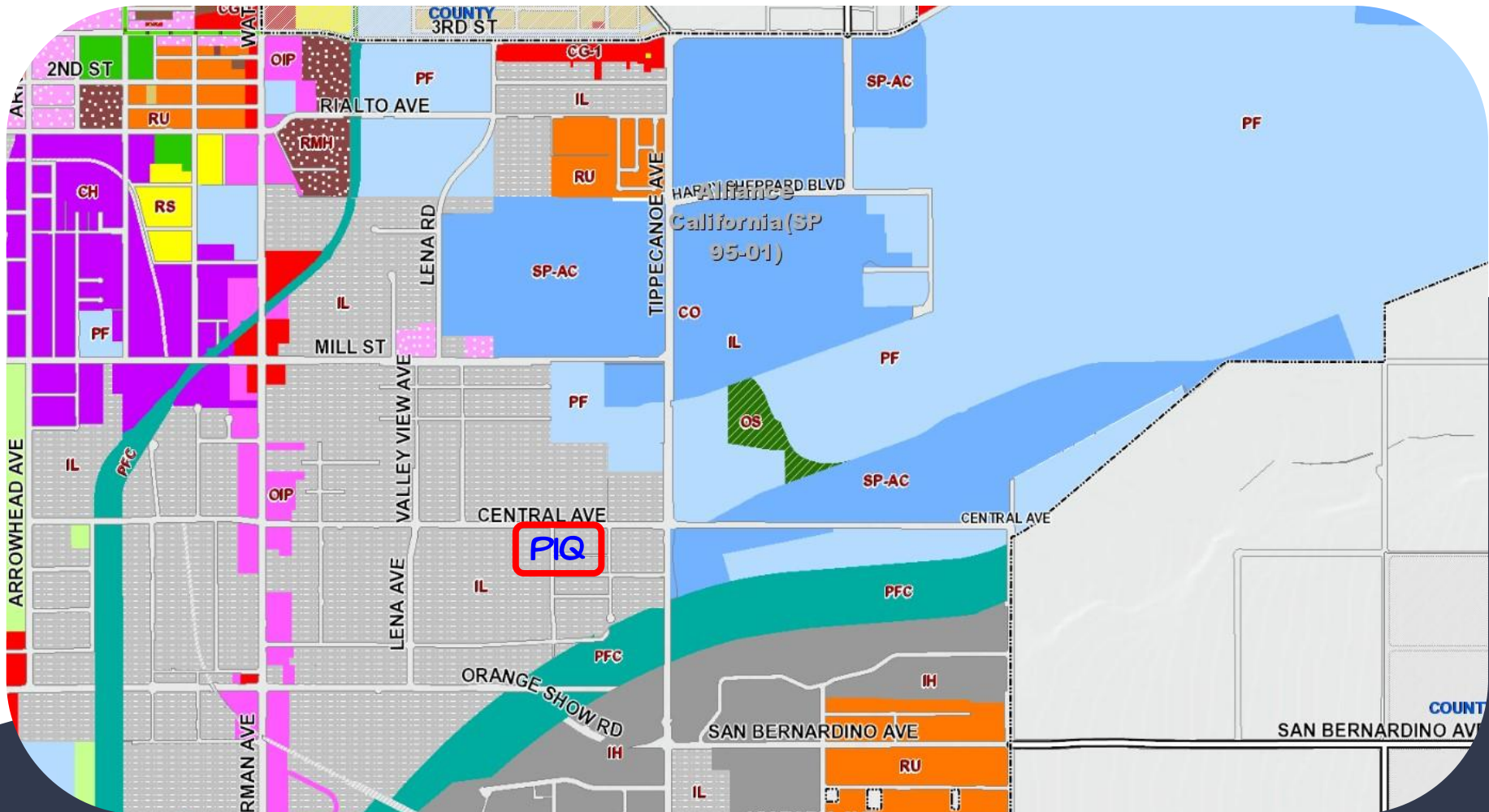












# Official Zoning Legend

## RESIDENTIAL

-  RE=Residential Estate (1 du/ac)
-  RL=Residential Low (3.1 du/ac)
-  RL-3.5=Residential Low (3.5 du/ac)
-  RS=Residential Suburban (4.6 du/ac)
-  RU=Residential Urban (9 du/ac)
-  RM=Residential Medium (14 du/ac)
-  RMH-20=Residential Medium High (20 du/ac)
-  RSH=Residential Student Housing (20 du/ac)
-  RMH=Residential Medium High (24 du/ac)
-  RH=Residential High (36 du/ac)

## COMMERCIAL

-  CCS-1 = Central City South-1
-  CCS-2 = Central City South-2
-  CO = Commercial Office
-  CG-1 = Commercial General
-  CG-2 = Commercial General - Baseline/Mt. Vernon
-  CG-3 = Commercial General - University Village
-  CR-1 = Commercial Regional - Malls
-  CR-2 = Commercial Regional - Downtown
-  CR-3 = Commercial Regional - Try City/Club
-  CR-4 = Commercial Regional - Auto Plaza
-  CH = Commercial Heavy

## INDUSTRIAL

-  OIP = Office Industrial Park (1.0 F.A.R.)
-  IL = Industrial Light (0.75 F.A.R.)
-  IH = Industrial Heavy (0.75 F.A.R.)
-  IE = Industrial Extractive (0.05 F.A.R.)

## PUBLIC/QUASI-PUBLIC

-  PFC = Flood Control CCS-3=Central City South-3
-  PF = Public Facility
-  RR = Railroad










## OPEN SPACE

-  OS = Open Space; PS
-  PP = Public Park
-  PCR = Public/Commercial Recreation

## SPECIFIC PLAN DISTRICTS

-  Alliance California
-  Arrowhead Springs
-  Calmat/Cajon Creek
-  Paseo Las Placitas
-  Rancho Palma
-  Spring Trails
-  University Business Park
-  University Hills
-  Waterman & Baseline Neighborhood Transformation

## OVERLAYS (See NOTE)

-  Foothill Fire Zone/Hillside Overlays
-  Main Street Overlay
-  University District (outline only)
-  Transit District Boundaries
-  San Bernardino City Limits
- Others**
-  City/County Boundary
-  Right of Way
-  Railroad
-  Airport Runways

**Note:** For Airport and Freeway Corridor Overlays refer to San Bernardino Development Code Chapters 19.12 and 19.14, respectively.

# Comparables

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| Address                        | Sales Price  | Acres       | \$ / SF    |
|--------------------------------|--------------|-------------|------------|
| 1674 N De Berry, Colton 92324  | \$51,030,500 | 14 Acres    | \$83 / SF  |
| 706 Pioneer Ave, SB 92408      | \$3,500,000  | .6 Acres    | \$134 / SF |
| 652 E Orange Show Rd SB 92408  | \$2,350,000  | .6 Acres    | \$89 / SF  |
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| 867 E Normar Rd, SB 92408      | \$3,500,000  | 1.079 Acres | \$74 / SF  |
| 684 E Orange Show Rd, SB 92408 | \$6,400,000  | 1.67 Acres  | \$88 / SF  |
|                                |              | Average     | \$92 / SF  |

- De Berry Most recent sale on 06/2023
- All Others 8/2022