

PROPERTY FEATURES



BUILDING SIZE

±18,000 sq.ft.

LOT SIZE:

±1.80 Acres (±78,408 sq.ft.)



PARCEL

APN: 0141-261-17-0000



ZONING

Commercial General – 1 (CG-1)
per the City of San Bernardino, CA

PROPERTY HIGHLIGHTS

- Free Standing, High Image Building
- Pole Signage
- Parking Ratio, 4.67/1,000 sq.ft.
- Excellent Frontage on Orange Show Rd. (±13,000 Vehicles Daily)
- Storage/Warehouse area with ground level door Access.
- Located North of the I-10 Freeway and approximately 0.3 Miles from I-215, Orange Show Rd. On/Off Ramp

FOR SALE

474 W. ORANGE SHOW RD.
SAN BERNARDINO, CA 92408



Orange Show Rd.



**INLAND
EMPIRE**

CAL DRE # 02120868

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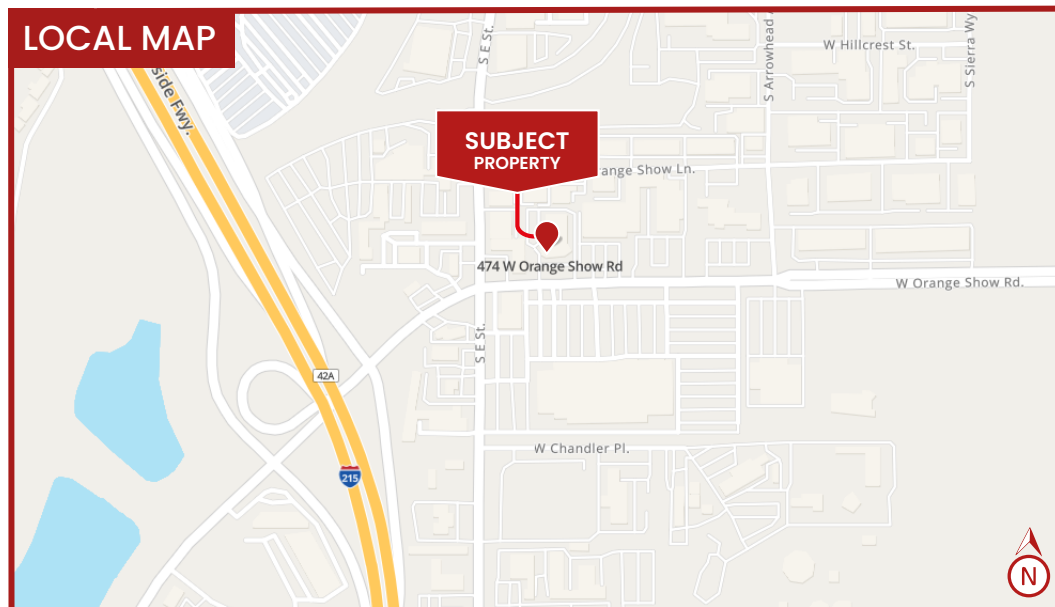
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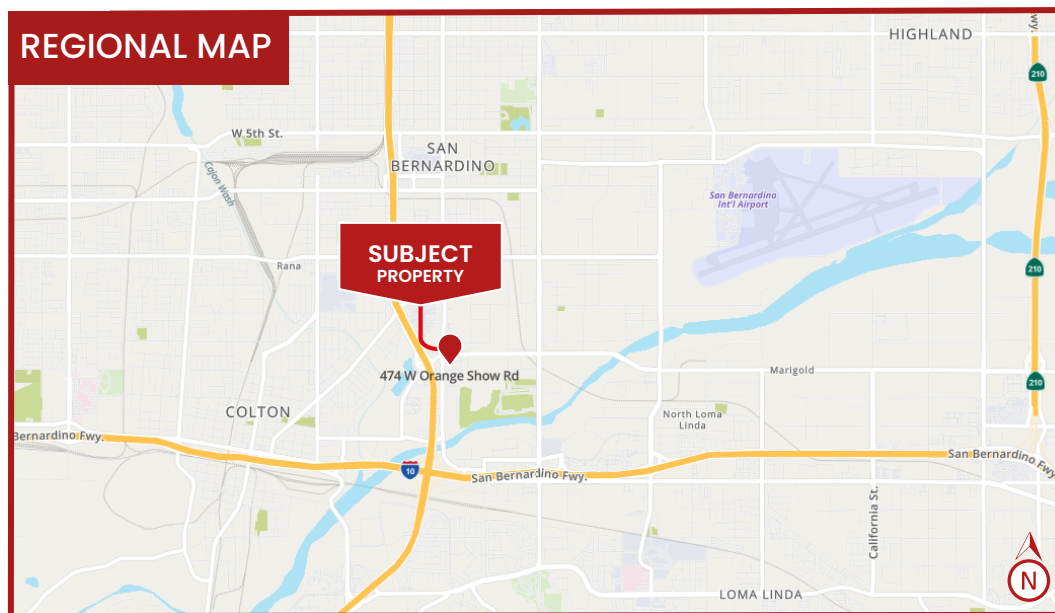
AERIAL MAP



LOCAL MAP



REGIONAL MAP



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