



FOR LEASE

GIFFORD BUSINESS PARK

765-791 S GIFFORD AVE & 750-760 E CENTRAL AVE • SAN BERNARDINO, CA

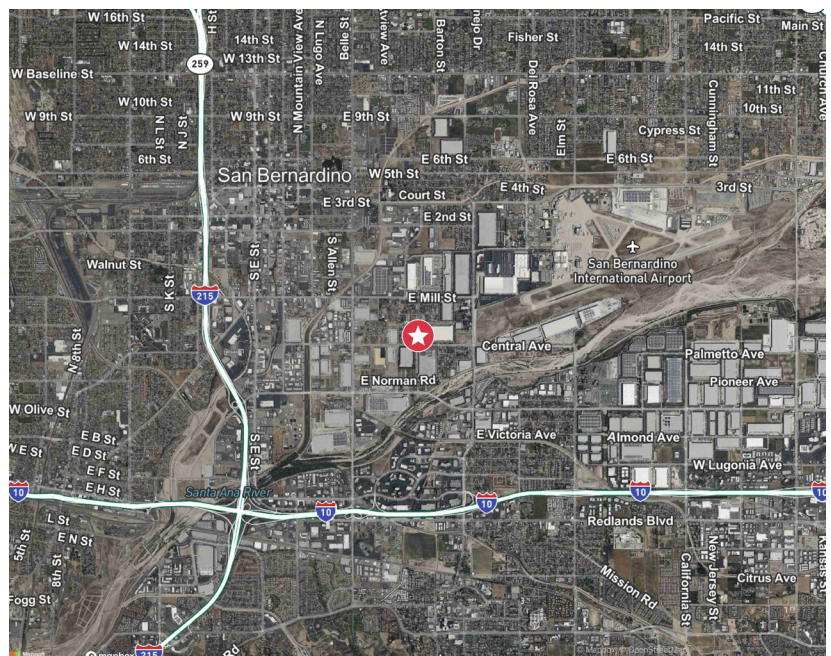
CBRE

AVAILABLE UNITS

ADDRESS	UNIT	SQ FT.	Asking Rate	Total Monthly	Available
765 S Gifford Ave.	14	±910 SF	\$0.92 MG + \$0.13 CAM	\$955.50	Now
765 S Gifford Ave.	29	±910 SF	\$0.92 MG + \$0.13 CAM	\$955.50	Now
775 S Gifford Ave.	11	±910 SF	\$0.92 MG + \$0.13 CAM	\$955.50	Now
775 S Gifford Ave.	13	±910 SF	\$0.92 MG + \$0.13 CAM	\$955.50	Now
775 S Gifford Ave.	14	±910 SF	\$0.92 MG + \$0.13 CAM	\$955.50	Now
775 S Gifford Ave.	19	±910 SF	\$0.92 MG + \$0.13 CAM	\$955.50	Now
775 S Gifford Ave.	10-11	±1,820 SF	\$0.92 MG + \$0.13 CAM	\$1,911.00	Now
765 S Gifford Ave.	9-10	±1,820 SF	\$0.92 MG + \$0.13 CAM	\$1,911.00	Now
765 S Gifford Ave.	03-04	±1,820 SF	\$0.92 MG + \$0.13 CAM	\$1,911.00	Now
750 E Central Ave.	4	±2,640 SF	\$0.87 MG + \$0.13 CAM	\$2,640.00	Now
776 S Gifford Ave.	So.	±2,750 SF	\$0.87 MG + \$0.13 CAM	\$2,750.00	Now
775 S Gifford Ave.	1	±2,775 SF	\$0.87 MG + \$0.13 CAM	\$2,775.00	Now
750 E Central Ave.	5	±2,785 SF	\$0.87 MG + \$0.13 CAM	\$2,785.00	Now
776 S Gifford Ave.	MD	±4,812 SF	\$0.80 MG + \$0.13 CAM	\$4,475.16	Now
776 S Gifford Ave.	2	±4,869 SF	\$0.80 MG + \$0.13 CAM	\$4,528.17	Now
750 E Central Ave.	03	±5,280 SF	\$0.80 MG + \$0.13 CAM	\$4,910.40	Now
791 S Gifford Ave	01	±6,175 SF	\$0.80 MG + \$0.13 CAM	\$5,742.75	Now
791 S Gifford Ave.	02	±6,175 SF	\$0.80 MG + \$0.13 CAM	\$5,742.75	Now
785 S Gifford Ave.	-	±6,365 SF	\$0.80 MG + \$0.13 CAM	\$5,919.45	Now
750-791 S Gifford Ave.	Contiguous	±17,630 SF	\$0.80 MG + \$0.13 CAM	\$16,395.90	Now
766-770 S Gifford Ave.	Yard Space	±0.43 - 1.81 Acres	\$0.30 Gross	\$5,619 - \$23,653.08	30 Days

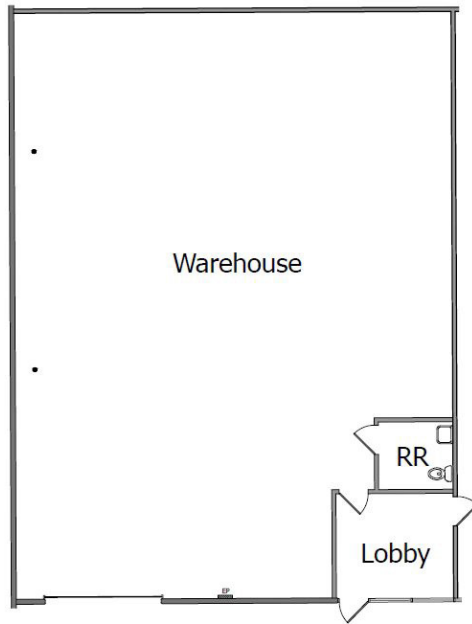
PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Business Park
- Units Range in size from ±910 SF - ±17,630 SF
- Parking Ratio of 1:350 SF
- IL Light Industrial Zoning
- 14' to 16' Minimum Warehouse Clear Height
- Ground Level Loading
- Motion Sensor LED Lighting in Warehouse
- 100 - 200 amps, 120/208V, 3-phase 4W power

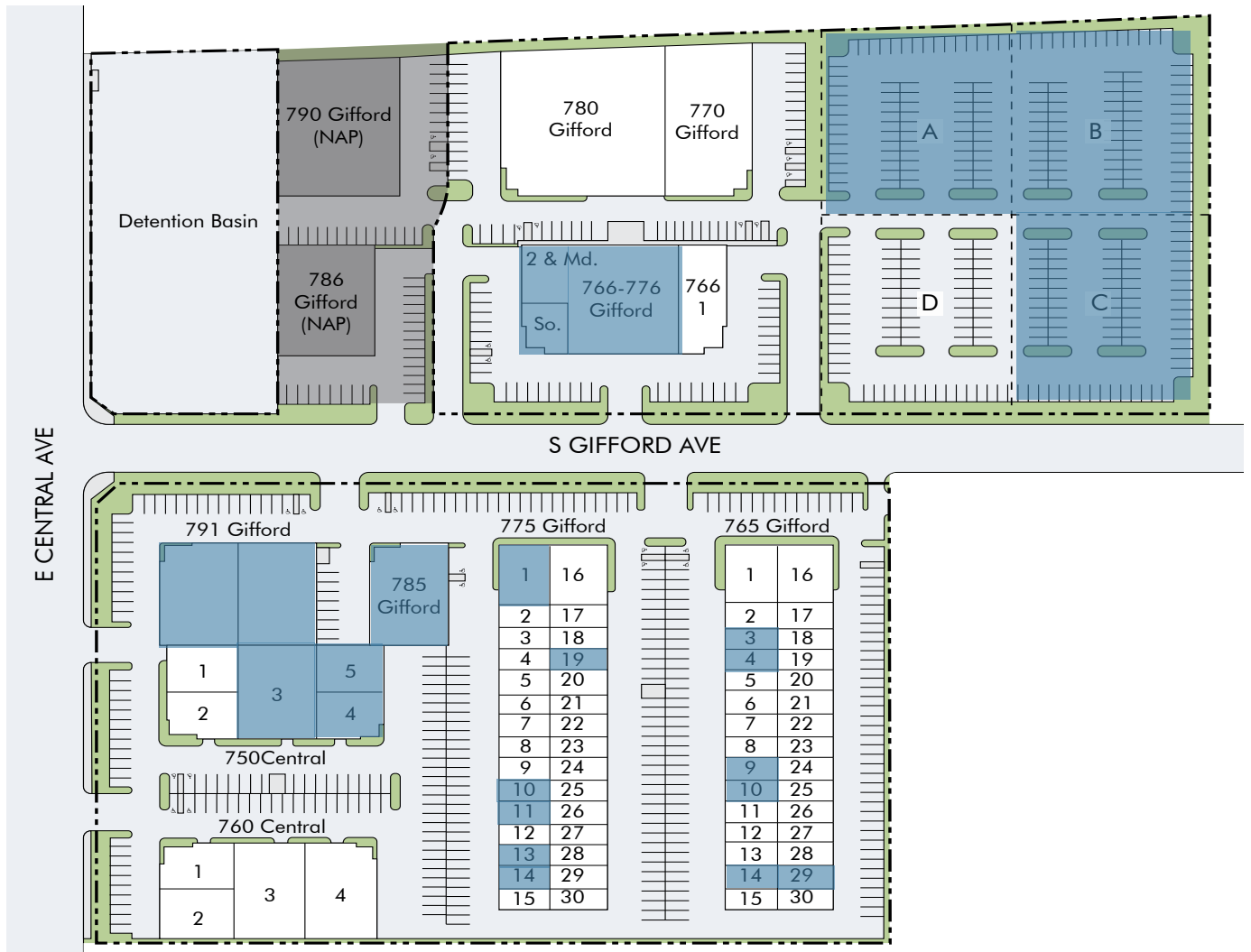
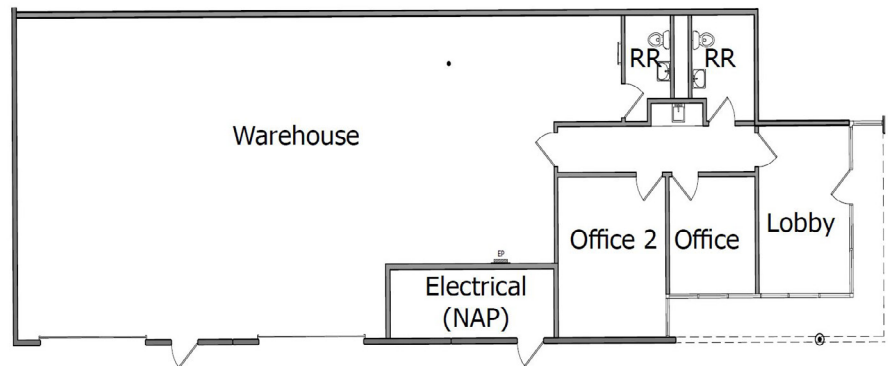


SAMPLE SITE PLANS

775 S Gifford Ave #13



776 S Gifford Ave



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