



INDUSTRIAL PROPERTY FOR SALE AND LEASE

24229 W. 5TH STREET

SAN BERNARDINO, CA 92410

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

Presented By:

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909.786.4302

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CalDRE #01301532

EXECUTIVE SUMMARY



| OFFERING SUMMARY | |
|------------------|---------------------------|
| Sale Price: | \$1,200,000 |
| Lease Rate: | \$8,000.00 per month (MG) |
| Building Size: | 810 SF |
| Lot Size: | 27,000 SF |
| Zoning: | Community Industrial (IC) |

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PROPERTY OVERVIEW

The subject property is situated on an approx. 27,000 sq. ft. fenced lot and has an approx. 810 sq. ft. structure. The structure has a reception, kitchen, restroom, shower, and one office/bedroom with a closet. Additionally there are three covered awning area with one locking tool/storage room. The property is zoned Community Industrial (IC) in the County of San Bernardino. CUP in Process for Towing Yard, Trucking, and Contractors Yard. Please contact the agent today to schedule a tour of the property.

LOCATION OVERVIEW

Located just East of N. Waterman Avenue on the South side of 5th Street in the County of San Bernardino. The subject property is approx. 1.5 miles east of the 215 Freeway and 2 miles west of San Bernardino International Airport.

PROPERTY HIGHLIGHTS

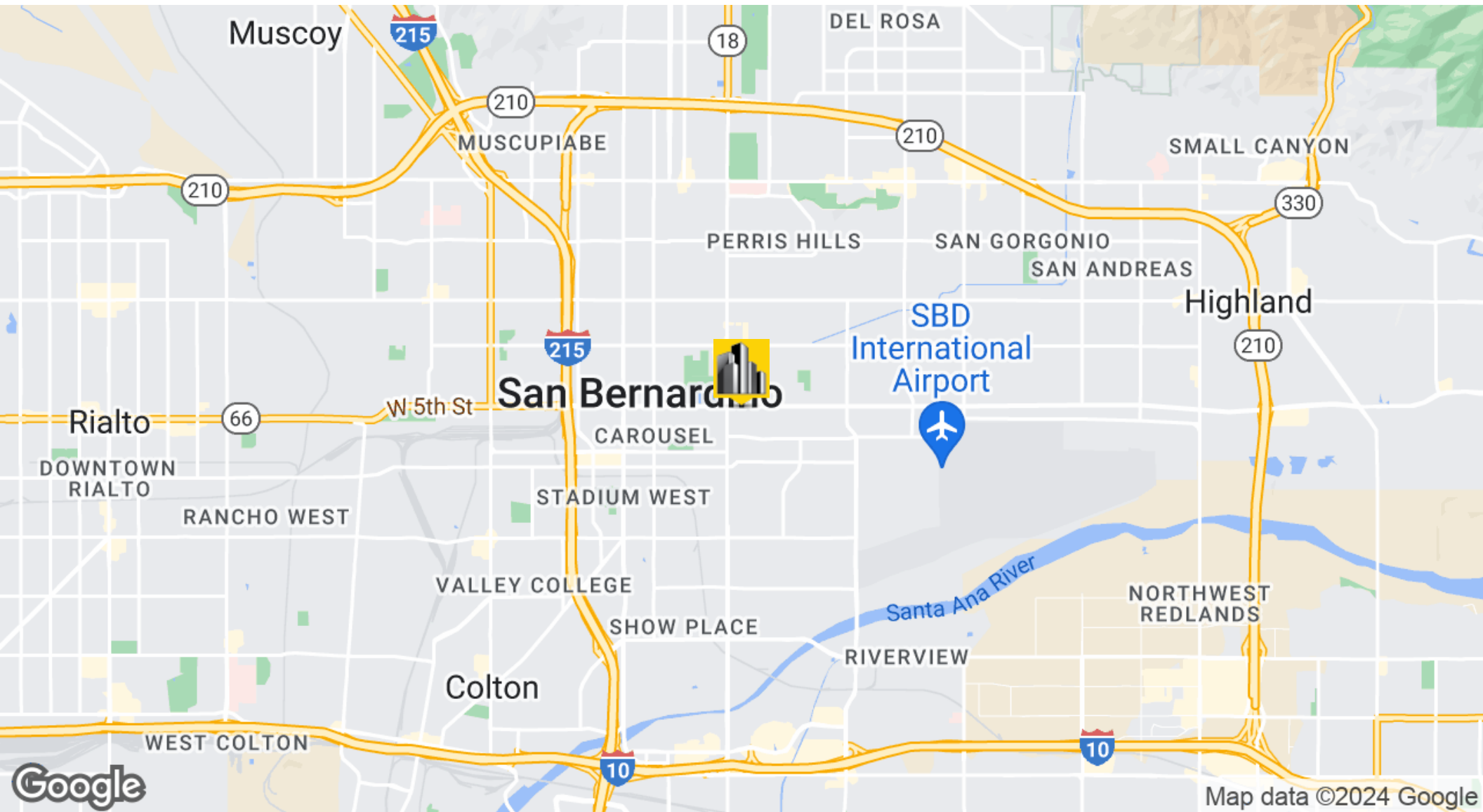
- Over 1/2 acre storage yard
- Highly visible along 5th with Signage
- +/- 810 Sq. Ft. Existing Structure



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LOCATION MAP



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ADDITIONAL PHOTOS



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