

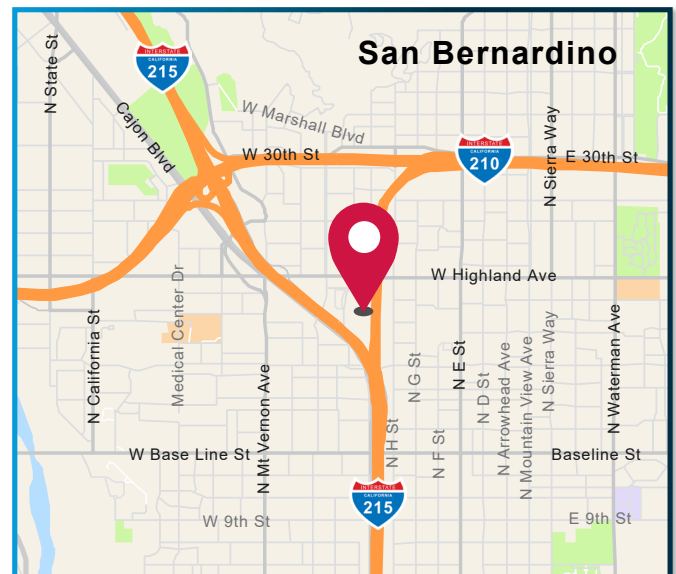
FOUR BUILDINGS TOTALING ± 27,700 SF ON ±3.15 ACRES

1942 N. I STREET, SAN BERNARDINO, CA / AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Four Buildings Totaling ±27,700 SF
- ±3.15 Acre Lot Size
- Zoned IL (Industrial Light)(verify)
- 400 Amps, 240 Volts,3-Phase (verify)
- Fenced Yard
- Freeway Frontage
- Close Proximity to 210/215 Freeway



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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | www.lee-associates.com

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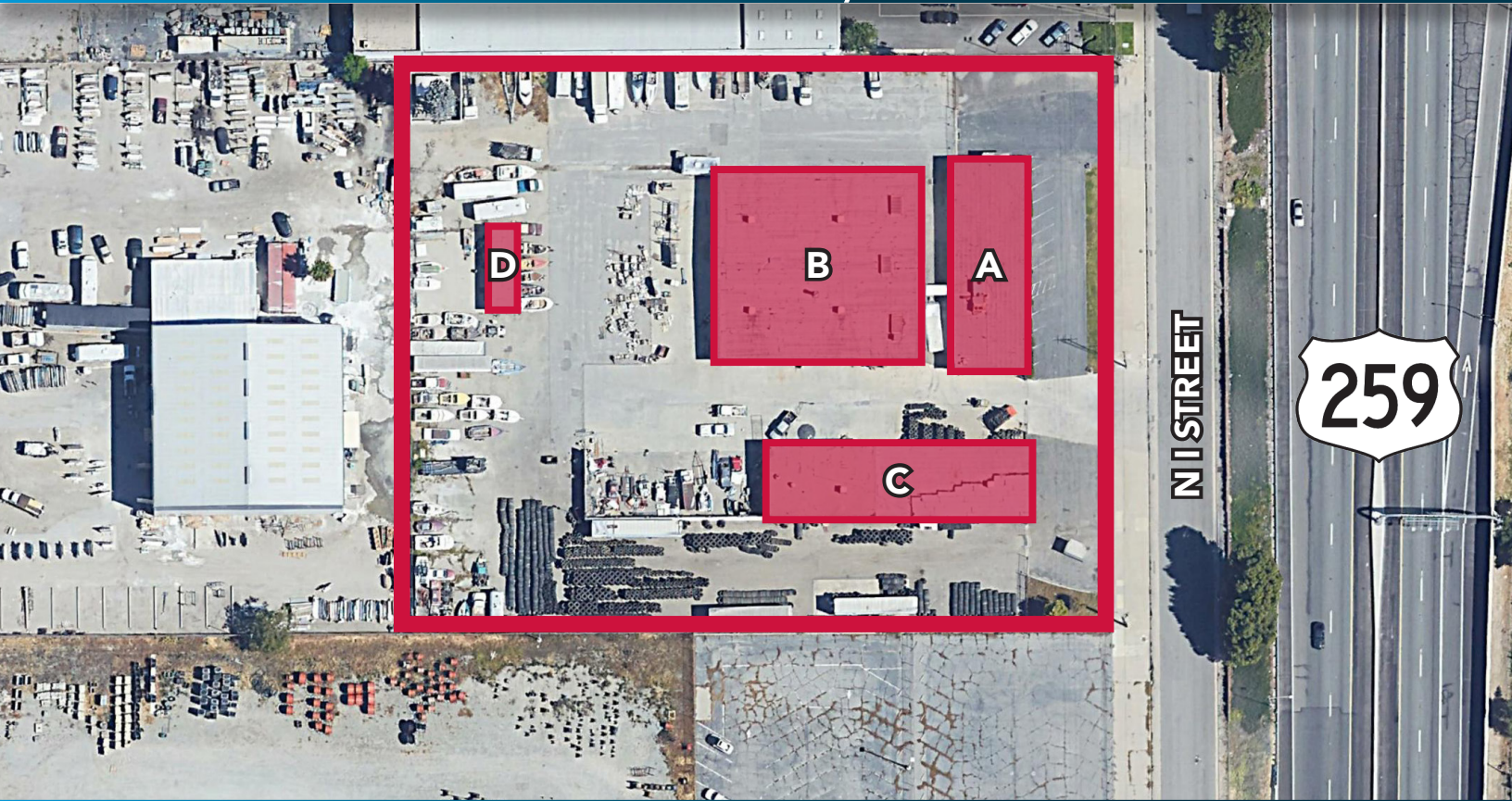
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BUILDING SUMMARY

A 5,600 SF Office Building	2 multi-use non ADA restrooms and a single non ADA restroom outside employee use
B 14,400 SF Warehouse	1 non ADA restroom, 5 roll up doors, (3) 20 ft. wide by 12 ft. high south side, (1) 12 ft. wide by 14 ft high west side, (1) 20 ft. wide by 12 ft. high north side, 13 to 16 ft. ceiling clearance, fire sprinklers
C 6,900 SF Storage Building	1 non ADA restroom, 3 roll up door bays (12 ft. high by 10 ft. wide) 1 slider door. Concrete tilt-up Construction
D 800 SF Storage Building	No Restroom, Concrete tilt-up Construction

**All building sizes are approximate and are not guaranteed to accurate.*

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