

FOR LEASE:

# ±11,315 SF INDUSTRIAL BUILDING

630 S. Waterman Avenue, San Bernardino CA 92408



## PROPERTY HIGHLIGHTS

- ±11,315 SF Industrial Building with Small Yard
- Small Fenced Yard with Electric Gate
- ±825 SF Office: Reception, 2 Private Offices, 1 Shop and 1 Office Restroom, Coffee Bar
- ±864 SF Showroom
- Street Frontage on Waterman Ave and Close Proximity to Freeways
- Zoning: Office Industrial Park (OIP)
- 19' Min 20' Max Clear Height
- 30' Column Spacing
- ±952 SF Bonus Mezzanine
- New Landscaping
- 2:1 Parking Ratio



**CRAIG YOCUM**

951.276.3625 // DRE#: 00942165  
CYOCUM@LEERIVERSIDE.COM

**ALEXEY ZABOLOTSKIKH**

951.276.3606 // DRE#: 01428540  
ALEX@LEERIVERSIDE.COM

**TRENT KIMSEY**

951.276.3649 // DRE#: 02066678  
TKIMSEY@LEERIVERSIDE.COM

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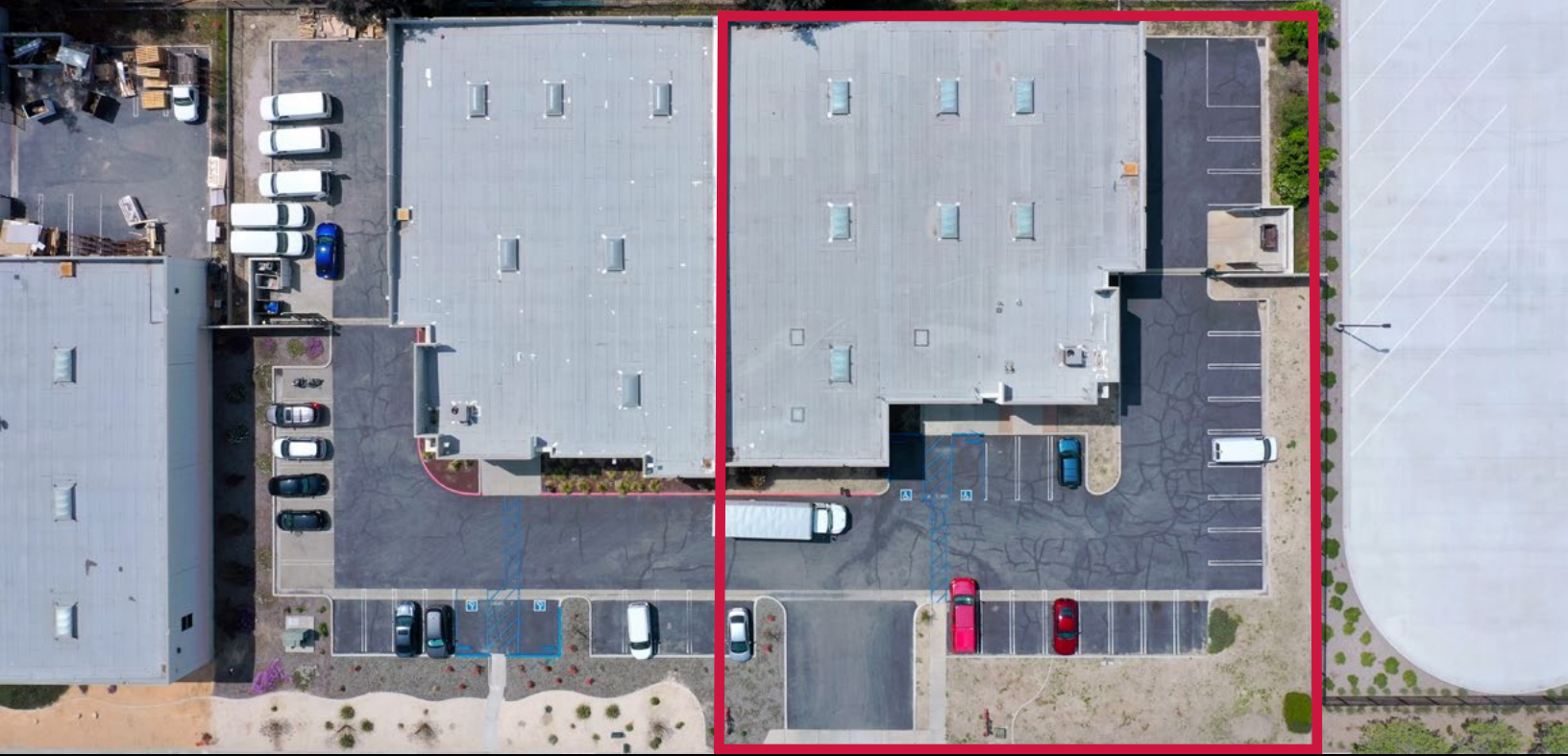
3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

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