



### PROPERTY DETAILS

<b>Price:</b>	\$1,185,000
<b>Building:</b>	±6,000 SF Industrial Loft (3 Units)
<b>Lot (Combined):</b>	±14,719 SF (±0.34 Ac) — 2 Parcels
<b>Price/SF:</b>	\$198.33 PSF
<b>Year Built:</b>	1974   Single Story
<b>Zoning:</b>	IL (Industrial Light)*
<b>APNs:</b>	0148-173-15 & 0148-173-27

\*Zoning to be confirmed by buyer

### PROPERTY HIGHLIGHTS

- ±6,000 SF industrial building on two parcels
- 3 units — multi-tenant or owner-user flexibility
- Adjacent parking/yard lot for expansion
- Near I-215 & I-210 freeway interchange
- Flat, level — public water & sewer
- Established Delman industrial corridor
- Near Route 66, Amazon, BNSF rail access

### IDEAL USES

- Light Manufacturing / Assembly
- Warehouse / Distribution
- E-commerce Fulfillment
- Contractor Yard / Equipment Storage
- Multi-Tenant Industrial Investment
- Owner-User with Rental Income
- Creative / Loft Industrial Space

### PROPERTY OVERVIEW

2376-2396 Cabrera Ave presents a ±6,000 SF industrial loft building offered as a two-parcel assemblage totaling ±14,719 SF in the established Delman industrial corridor of San Bernardino. The building and parking area span both parcels under common ownership. Strategically positioned near the I-215/I-210 interchange with proximity to Amazon fulfillment, BNSF rail, and SBD International Airport. Ideal for owner-users seeking operational space with expansion room, or investors targeting multi-tenant income.

### TRANSPORTATION ACCESS

- I-215 Freeway — 0.5 mi
- I-210 Freeway — 1.0 mi
- I-10 Freeway — 4 mi
- Route 66 (Highland Ave) — 0.3 mi
- SBD Int'l Airport — 5 mi
- Ontario Int'l Airport — 15 mi

### CONTACT — SCAN FOR FULL BROCHURE



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### KEY AREA STATS

<b>Population:</b>	35,000
<b>Median HH Income:</b>	\$63,100 (↑ 9% by 2029)
<b>Median Age:</b>	33

<b>Employees:</b>	26,900
<b>Housing Occupancy:</b>	19:1 Occupied:Vacant
<b>Flood/Fire Risk:</b>	Minimal (1/10) / Minor (2/10)

