

FOR SALE/LEASE:

±11,315 SF INDUSTRIAL BUILDING

630 S. Waterman Avenue, San Bernardino CA 92408



PROPERTY HIGHLIGHTS

- 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
- Zoning: Office Industrial Park (OIP) - Verify
- 19' Min 20' Max Clear Height
- ±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

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3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

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LEE & ASSOCIATES
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