

FOR SALE

11139 Laurel Ave, Bloomington, CA 92316

± 1.9 ACRES + EXISTING OFFICE

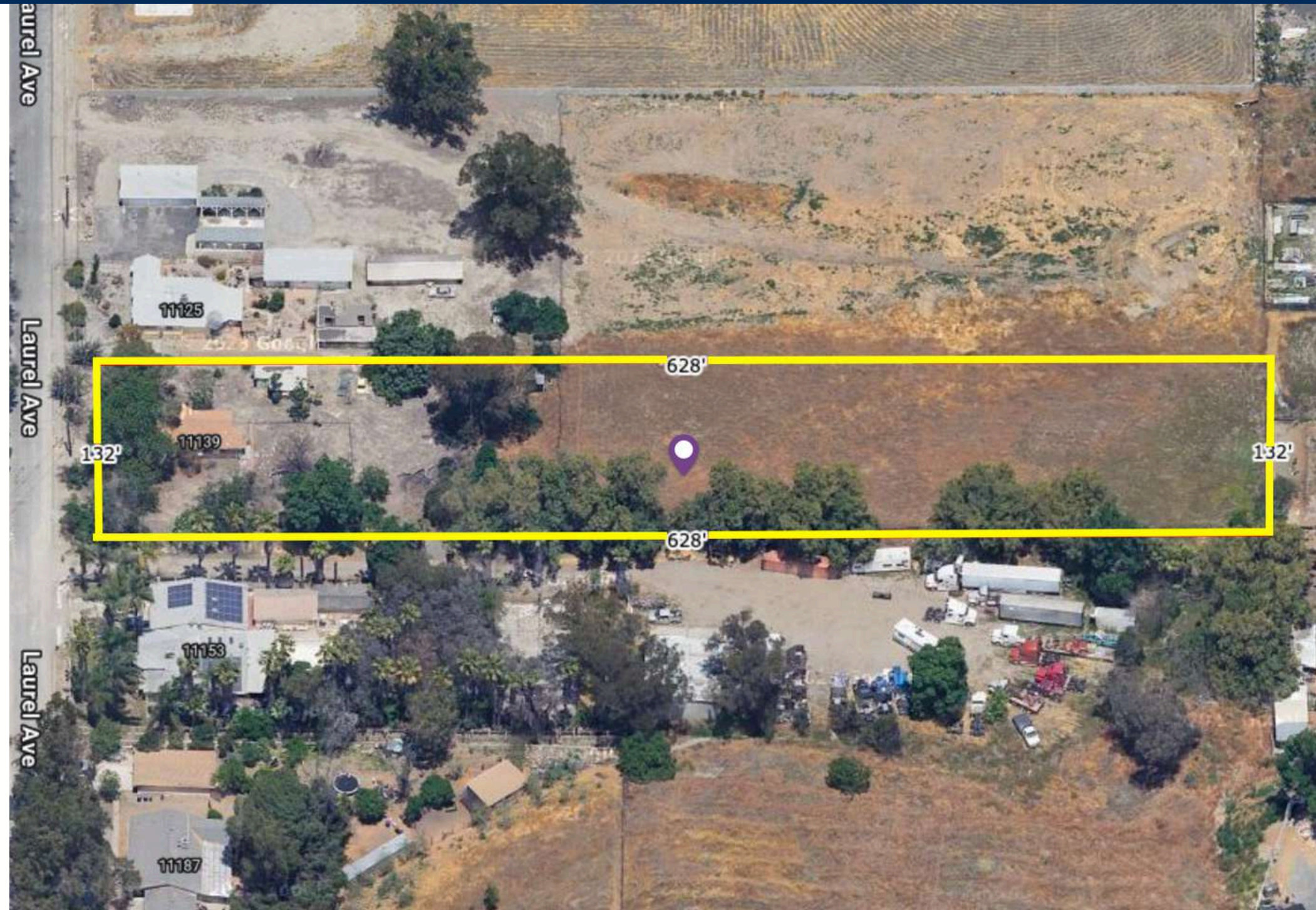


Laurel Ave

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HIGHLIGHTS:

- ± 1.90 Acres Lot
- Renovated ±963 SF House/Office
- 3 Bd / 1 Bth
- Zoning: BP/SP-I/BP
- APN# 025-61-0132
- Near I-10, I-15, SR-60 & I-215
- Industrial Outdoor Storage (*verify*)
- Ideal for Contractor Yard Uses
- Bloomington Business Park Industrial Corridor
- Offered at \$1,810,000



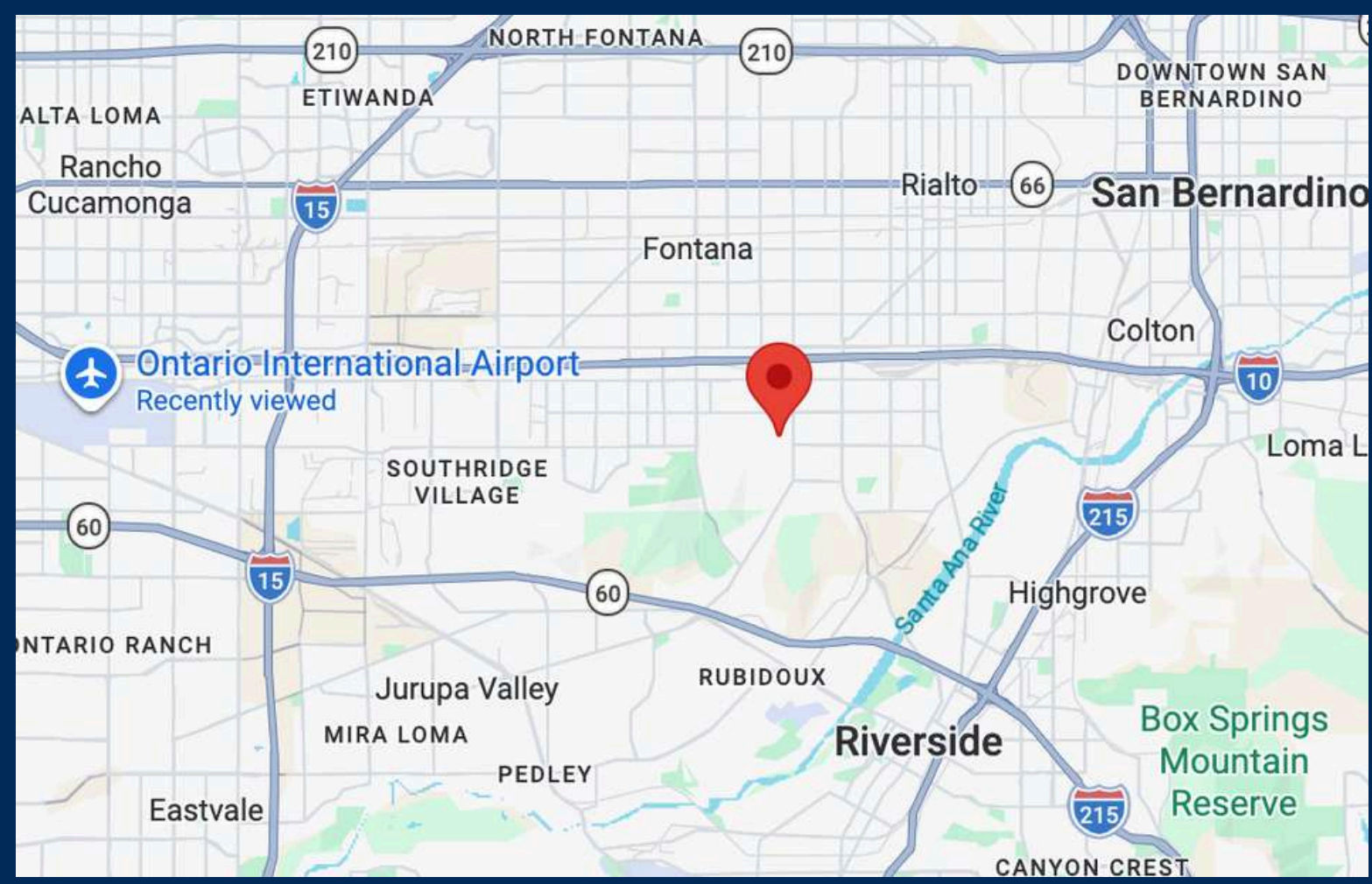
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Conceptual Contractor Yard



Laurel Ave



Land Uses: Bloomington Business Park Specific Plan

MUST VERIFY w/ county San Bernardino

Bloomington Business Park
Specific Plan

October 2022

Table 3-1 Permitted Uses

Legend:	Permitted Use: P	Accessory Use: A
Use Type	Industrial/ Business Park Designation	Additional Notes

Professional Office and Service Uses

Administrative and Professional Offices	P	
Cargo Containers Used as Storage	A	
Data Processing Centers & Data Storage	P	Excludes employee intensive call centers
Delicatessens, Cafes & Refreshment Stands	A	When developed in conjunction with the principal use of the parcel.
Industrial Sales	A	Direct to consumer sales of goods or products either manufactured, warehoused or wholesaled on-site
Mobile Food Vending	P	

Industrial, Warehousing, Processing, & Manufacturing Uses

Apparel and Industrial Design	P	
Beverage Manufacturing, Non-alcoholic	P	
Beverage Bottling & Distribution	P	
Breweries & Wineries	P	
Commercial Bakeries	P	
Computer & Electronic Parts Manufacturing & Assembly	P	
Distribution Warehouses & E-commerce Fulfillment Centers	P	
Fabricating & Machining	P	
Food Processing & Canning	P	
Furniture & Related Product Manufacturing	P	
Industrial Robotics Manufacturing/Assembly	P	
Machinery Manufacturing	P	
Off-site Vehicle, Truck & Outdoor Trailer Parking Lots ¹	A	Use must be affiliated with, and services an existing approved principal use within the Specific Plan
Plastics Fabrication & Molding	P	
Printing & Publishing	P	
Research & Development Facilities	P	
Shipping & Parcel Delivery/Sorting Center	P	
Storage - Personal Storage, Mini-Storage	P	
Storage - Vehicles Storage	P	
Storage - Warehouse, Indoor/Outdoor Storage	P	Outdoor storage shall be screened from view from all public streets
Truck Terminal	P	
Wholesaling and Distribution	P	

Notes:

1. Permitted as a primary use subject to Director review of a trip generation and distribution comparison to any other permitted use, as long as the proposed use does not lead to a decrease in LOS at any studied intersection which cannot be mitigated.

[Click Here For Full Permitted Uses Link](#)

For More Information:

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