

# FOR LEASE

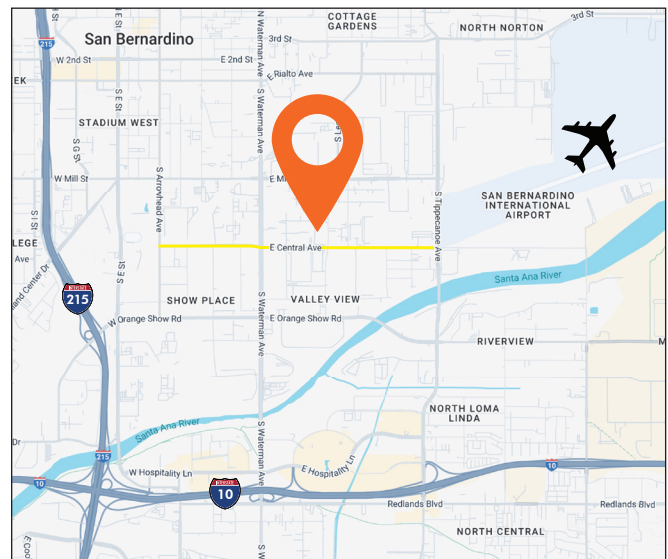
MULTI-TENANT INDUSTRIAL BUILDINGS WITH SUITES FROM ±910 TO ±30,176 SF

## GIFFORD BUSINESS PARK

SAN BERNARDINO, CA 92408

### PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Business Park
- Parking 2.54:1,000 Ratio
- 100-200 amps Power
- 14'-16 Clear Height
- IL Light Industrial Zoning
- Motion Sensor LED Lighting in Warehouse
- Ground Level Loading



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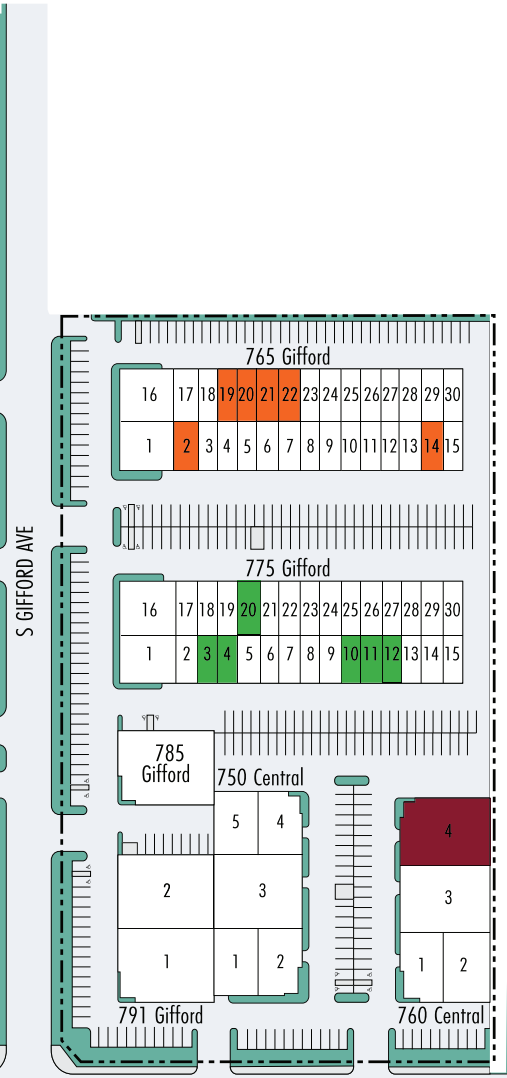
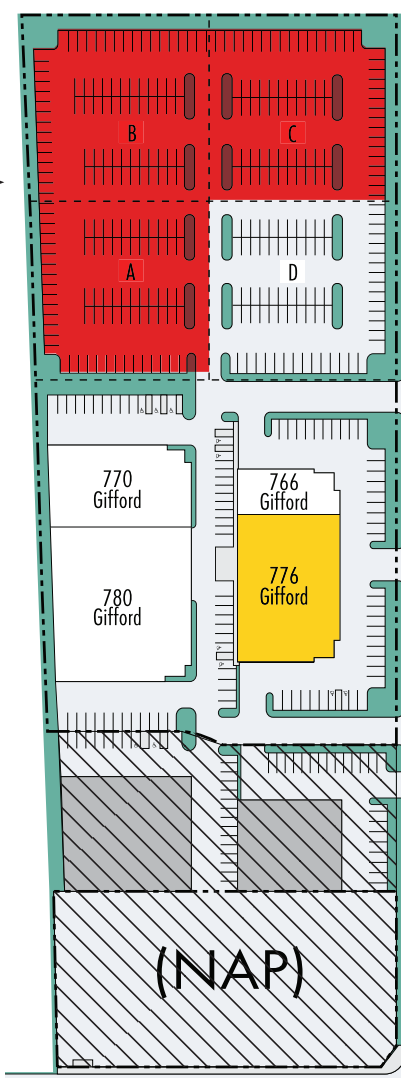
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# GIFFORD BUSINESS PARK

SAN BERNARDINO, CALIFORNIA 92408



Yard/Overnight  
Parking Areas →  
Available for Lease



# GIFFORD BUSINESS PARK

SAN BERNARDINO, CALIFORNIA 92408

## CURRENT AVAILABILITY

### 765 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
765 S Gifford	2	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	14	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	19	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	20	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now

### 775 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
775 S Gifford	3	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	4	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	10-11	1,820	\$1.15/SF, MG + \$0.14/SF CAM	\$2,347.80	2 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	12	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	20	910	\$1.15/SF, MG + \$0.14/SF CAM	\$1,173.90	1 GL / 100 AMPS	Vacant and Available Now



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## CURRENT AVAILABILITY

### 776 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
776 S Gifford		12,431	\$0.90/SF, MG + \$0.14/SF CAM	\$12,928.24	4 GL / 200 AMPS	See attached Floorplan

### 791 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
100% LEASED						

### 750 E CENTRAL

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
100% LEASED						

### 760 E CENTRAL

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
760 E Central	4	5,160	\$0.95/SF, MG + \$0.14/SF CAM	\$5,624.40	1 GL / 100 AMPS	Vacant and Available Now

### 770 S GIFFORD

ADDRESS	SUITE	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
770 S Gifford	±.43 to ±1.81 AC	\$0.35/SF, Gross	TBD	Land	Yard space available for lease. Multiple sizes and flexible terms. Outdoor Storage, Fleet, Truck, or Equipment Parking. Can be leased with or without industrial units.



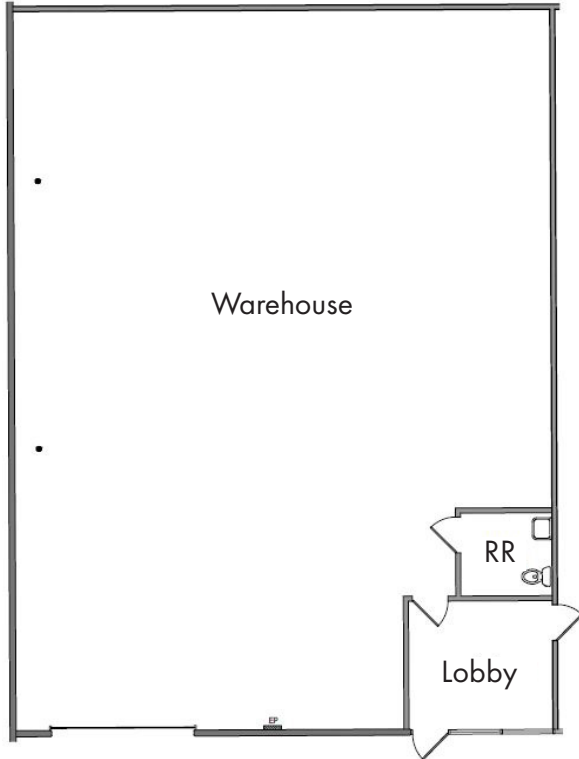
# GIFFORD BUSINESS PARK

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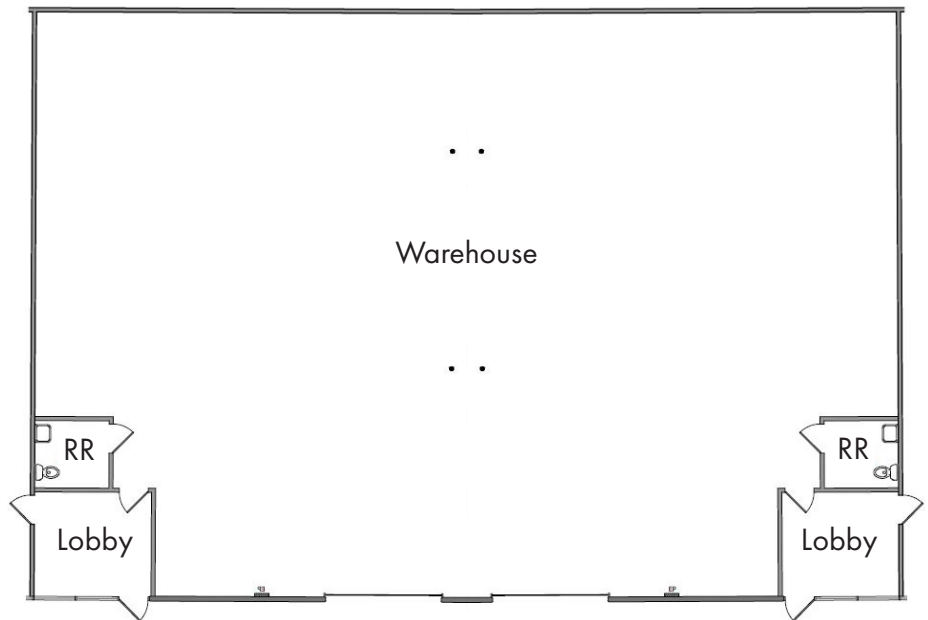
## FLOOR PLAN

(Sample Floorplans for 765 & 775 S Gifford Units)

±910 SF



±1,820 SF



\*Floorplans not to scale.

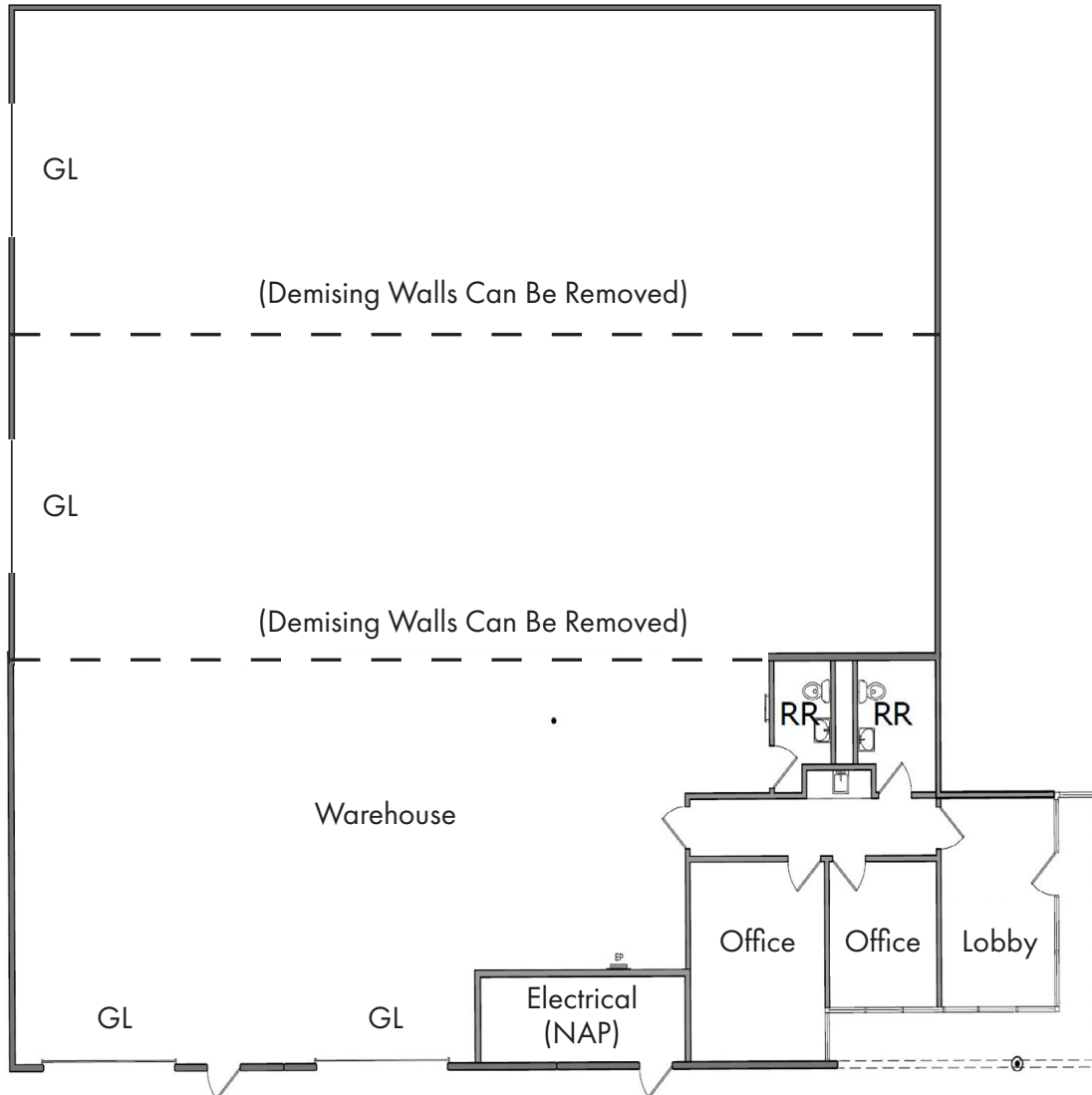
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## FLOOR PLAN

776 S Gifford Ave

±12,431 SF



\*Floorplans not to scale.