

FOR SALE | OWNER-USER OPPORTUNITY

651 N Waterman Ave

 San Bernardino, CA

± 11,600 SF INDUSTRIAL BUILDING

~0.60 ACRE SITE WITH SECURED YARD



Large Secured Yard Ideal for Contractors, Fleet Parking & Equipment Storage

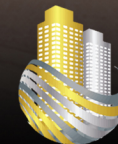


Tommy Sutera

Lic. #01918546

Corporate Lic. #02093894

 (714) 269-9072  tsutera@calwest-cre.com



CAL WEST-CRE
COMMERCIAL REAL ESTATE











651 N Waterman Ave presents a **rare owner-user industrial opportunity featuring a large secured yard and ±11,600 SF building**. The property offers excellent visibility, flexible operational space, and secure outdoor storage ideal for contractors, fleet operators, and equipment-based businesses.



PROPERTY HIGHLIGHTS

- ✓ **±11,600 SF** Industrial Building
- ✓ High Definition Security Cameras
- ✓ **±0.60 Acre** Secured Site
- ✓ Ideal for Contractors & Fleet Operations
- ✓ Strategic Access to I-10 Freeway
- ✓ **18,565 VPD** Traffic Count

PROPERTY SNAPSHOT

-  **Address** : **651 N Waterman Ave**
San Bernardino, CA
-  **Building Size** : **±11,600 SF**
-  **Lot Size** : **~0.60 Acres**
-  **Zoning** : **Commercial General**
-  **Parking** : **Private Gated Lot**
-  **Ceiling Height** : **10 to 20 ft**
-  **Power** : **600 Amps**
-  **Access** : **Immediate Access to I-10 Freeway**
-  **Traffic Count** : **18,565 VPD**
-  **Year Built** : **1966**



**SCURED
YARD**



**FLEET
PARKING**



**FLEXIBLE
USE**



**HIGH
VISIBILTLY**

PROPERTY OVERVIEW



This versatile industrial property features a **±11,600 SF** building situated on approximately **0.60 acres**. The site includes a secured yard area suitable for fleet parking, contractor storage, or light industrial operations.

±11,600 SF Building | ~0.60 Acre Lot | Secured Yard | Immediate Access to I-10

SECURE FLEET YARD



SPACIOUS INTERIOR



FLOOR PLAN OVERVIEW

±11,600 SF

Total Building Area

- Building Size: ±11,600 SF
- Lot Size: ~0.60 Acres
- Zoning: **Commercial General**



For marketing purposes only. Dimensions are approximate.

IDEAL USES FOR THE PROPERTY

The property is well suited for a variety of industrial, service, and operational businesses that benefit from a large building footprint and secured outdoor yard space.

SECURED YARD ±11,600 SF BUILDING

Ideal for contractors, fleet operation, equipment storage, and trade facilities



CONTRACTOR OPERATIONS

Ideal for trade contractors that require a combination of office, warehouse, and secure outdoor space.

- Plumbing Companies
- Electrical Contractors
- Roofing Companies
- HVAC Companies

Perfect for equipment storage, work vehicles, and daily operational staging.



FLEET & LOGISTICS OPERATIONS

Well suited for companies operating vehicle fleets that require secure yard parking and dispatch space.

- Delivery Companies
- Transportation Services
- Shuttle Operators
- Small Logistics Firms

The secured yard allows convenient vehicle storage and fleet management.



EQUIPMENT RENTAL

The gated yard and open building layout make the property attractive for equipment rental operations.

- Bobcat / Skid Steer Rentals
- Scissor Lift Rentals
- Landscaping Equipment Rentals

These businesses benefit greatly from secure outdoor storage.



FOOD PRODUCTION/ COMMISSARY USE

The large building footprint can accommodate commercial food preparation or commissary operations.

- Catering Companies
- Ghost Kitchens
- Meal Prep Businesses
- Food Truck Commissaries

The yard space provides room for delivery vans, supply trucks, and operational logistics.



TRADE SCHOOLS & TRAINING FACILITIES

The open building layout and yard area can support vocational training programs.

- HVAC Training Programs
- Electrical Schools
- Welding Training
- Construction Trade Programs

These uses benefit from large interior spaces combined with outdoor operational areas.

**See City Departments for Clarification*

SBA FINANCING OPPORTUNITY

Flexible financing options may allow qualified buyers to acquire this property with as little as a **10% down payment**.

Why SBA Financing?

✓ Only 10% Down Payment

Allows qualified buyers to acquire the property with significantly lower upfront capital.

✓ Long-Term 25-Year Amortization

Longer loan terms help reduce monthly payments and improve cash flow.

✓ Competitive Interest Rates

SBA-backed financing often provides favorable rates compared to conventional loans.

✓ Stable Monthly Payments

Predictable payments help business owners manage operating costs.

✓ Build Equity Instead of Paying Rent

Own the property while building long-term business equity.

“ Many contractors and service-based businesses qualify for SBA financing with as little as **10% down** — making ownership more accessible than leasing.



PRIME INDUSTRIAL LOCATION

The property is positioned along **N Waterman Avenue**, a key industrial and commercial corridor serving the San Bernardino market. The location benefits from strong daily traffic counts, immediate access to Interstate 10, and proximity to a wide range of industrial, logistics, and commercial businesses.

- ✓ **18,565 Vehicles Per Day**
- ✓ **Immediate Access to Interstate 10**
- ✓ **Strong Industrial & Commercial Corridor**
- ✓ **Surrounded by Established Industrial & Service Businesses**

Major Nearby Tenants



MARKET DEMOGRAPHICS

5-Mile Radius Overview

San Bernardino, CA



350,714

Population – 5 Mile Radius



\$59,259

Median Household Income



18,565

Vehicles Per Day



32.6

Median Age



53%

Renter Occupied



95%

Employment Rate

FOR SALE OWNER-USER OPPORTUNITY

CONTACT INFORMATION

TOMMY SUTERA

Commercial Broker

Lic. #01918546

Corporate Lic. #02093894

📞 (714) 269-9072

✉️ tsutera@calwest-cre.com

This information has been obtained from sources deemed reliable but has not been verified. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Prospective buyers and tenants are advised to conduct their own independent investigation and verification.

