

# RARE OWNER-USER INDUSTRIAL OPPORTUNITY

**FREEWAY VISIBILITY • FLEXIBLE IL ZONING • 50 PARKING SPACES**

15,810 SF Building | 0.83 Acres | Approx. 7,800 SF Office | 600 Amps



## FOR SALE OR LEASE

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# PROPERTY HIGHLIGHTS

15,810 SF

BUILDING

0.83 AC

LAND

50

PARKING SPACES

600 A

POWER

## A flexible facility built for an owner-user

Positioned for companies that need substantial administrative or showroom space together with warehouse/service functionality. The property's large parking count, freeway visibility, power and Industrial Light zoning create a broad range of potential business applications.

BUILDING

- Approx. 7,800 SF office / showroom component
- Approx. 8,010 SF warehouse component
- 14' clear height
- Freestanding building
- Easy access to I-215, I-10 and SR-210

SITE / ACCESS

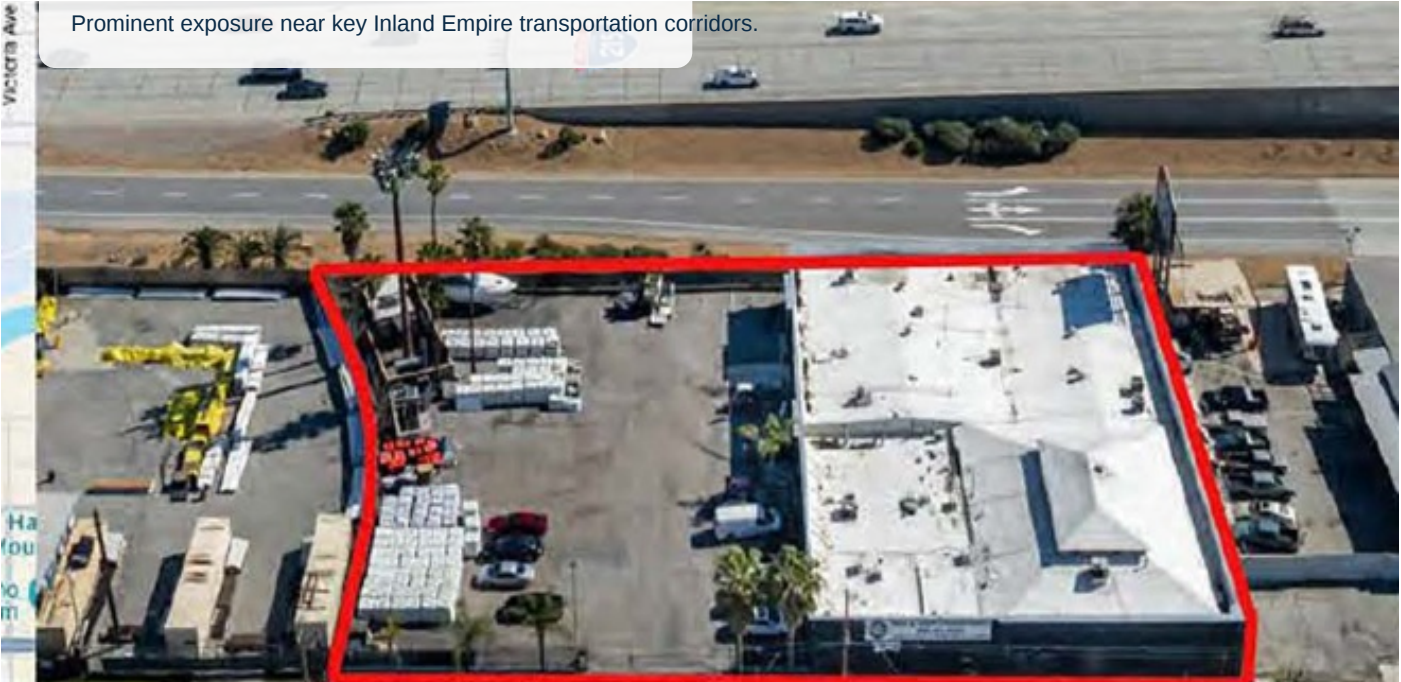
- Industrial Light (IL) zoning
- 50 parking spaces / approx. 3.16 per 1,000 SF
- APNs 0136-144-06 & 0136-144-08
- Built in 1953
- Potential owner-user / SBA financing opportunity\*

*\*Financing subject to buyer and property qualification. Buyer to independently verify zoning, permits and intended use.*

# LOCATION & FREEWAY EXPOSURE

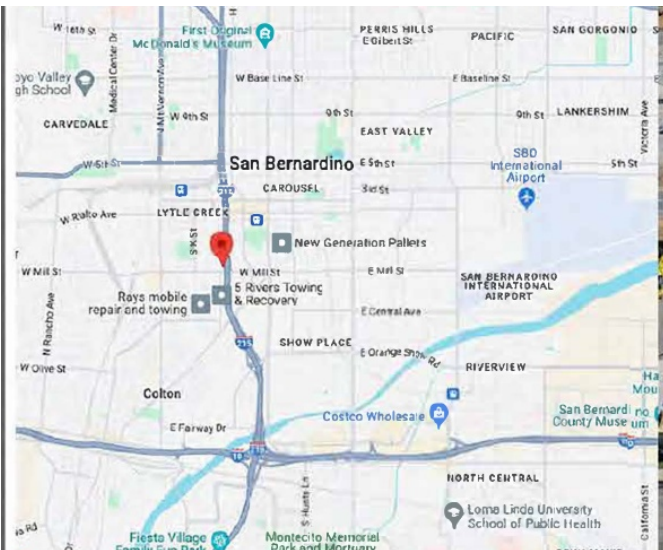
## I-215 FREEWAY VISIBILITY

Prominent exposure near key Inland Empire transportation corridors.



## STRATEGIC ACCESS

- Immediate access to I-215
- Convenient to I-10 and SR-210
- San Bernardino International Airport nearby
- Central Inland Empire location
- Strong regional labor and customer access



# BUILT FOR MORE THAN WAREHOUSING

The approximately office/showroom configuration can be a competitive advantage for businesses that need management, sales, training or customer-facing space alongside warehouse and service operations.

## CONTRACTORS

HVAC • Plumbing • Electrical • Construction • Restoration

## SHOWROOM + WAREHOUSE

Flooring • Cabinets • Building materials • Specialty products

## TRANSPORTATION / SERVICE

Fleet operations • Logistics • Auto-related uses\*

## OFFICE + INDUSTRIAL

Engineering • Security • E-commerce • Administrative operations

## COMMUNITY / SPECIAL USE

Religious • Educational • Membership / meeting uses\*

## OWNER-USER

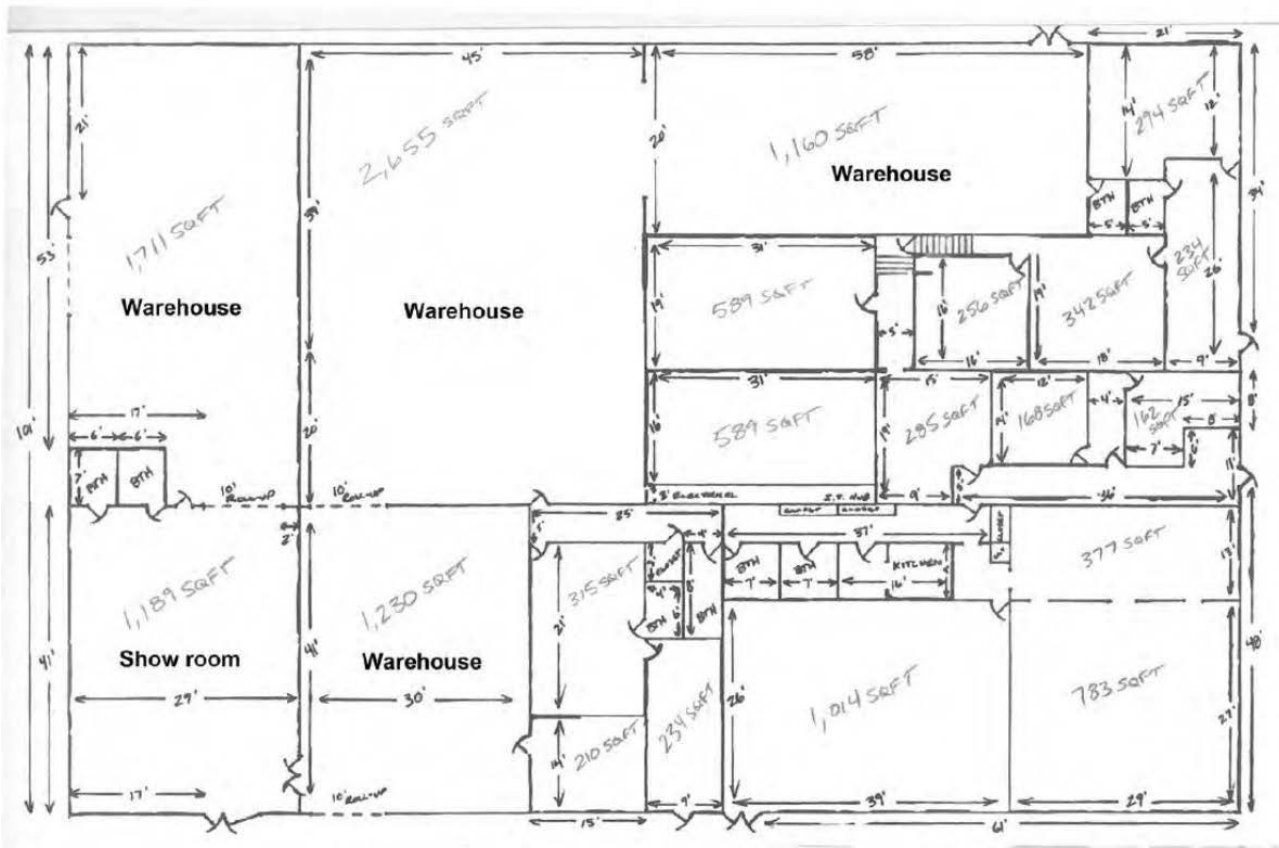
A business can consolidate office, storage and operations under one roof

## ONE FACILITY. MULTIPLE BUSINESS FUNCTIONS.

Substantial office + warehouse + parking + freeway exposure can reduce the need for multiple locations.

*\*Potential uses are subject to City approval and buyer verification.*

FUNCTIONAL FLOOR PLAN



Floor plan  
453 S. I St., San Bernardino

SPACE SUMMARY

Building: 15,810 SF      Office: approx. 7,800 SF      Warehouse: approx. 8,010 SF  
Bonus second-floor living quarter: approx. 700 SF (reported as unpermitted in original OM).

PROPERTY PHOTOS



# THE OWNER-USER ADVANTAGE

For the right business, ownership can provide control of occupancy costs, long-term location stability and the ability to customize a facility around operations.

1

**CONSOLIDATE**

Bring office, showroom, storage and service functions together.

2

**CONTROL**

Own the real estate supporting the operating business.

3

**BUILD EQUITY**

Redirect a portion of occupancy cost toward an owned asset.

4

**FINANCE**

Explore SBA or conventional owner-user financing with a qualified lender.

*No financing terms are represented or guaranteed. Prospective buyers should consult their lender, tax and legal advisors.*

# PUT YOUR BUSINESS ON THE I-215 CORRIDOR

15,810 SF • 0.83 Acres • 50 Parking Spaces • 600 Amps

Substantial office/showroom + warehouse functionality



## SCHEDULE A TOUR

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