

±95,151 SF SAN BERNARDINO AIRPORT FLEX SPACE

FOR LEASE

115 N. DEL ROSA DR.

SAN BERNARDINO | CA 92408

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±95,151 SF INDUSTRIAL / WAREHOUSE

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Building SF	±95,151 SF
Divisibility	±30,000 SF
Location	Situated directly within San Bernardino International Airport (SBD), the Former Norton Air Force Base
Property Type	Airport-Based Industrial/Distribution Facility
Loading	Rear Loading Docks
Clear Height	Varying Clear Heights with Portions Exceeding 24 Feet
Floor Plan	Large Open Floor areas Suitable for Warehousing and Distribution Operations
Architecture	Unique Former Air Force Commissary with Dramatic Vaulted Ceilings and Original Architectural Features
Natural Light	Extensive Natural Lighting Throughout Portions of the Building
Rental Rate	\$13.80/SF/YR
Rental Rate Mo.	\$1.15/SF/MO



This rare 95,151-square-foot industrial/distribution facility at 115 N. Del Rosa Drive is located directly within the San Bernardino International Airport (SBD) and is available for lease as a whole or divisible to approximately 30,000 square feet. Originally the former Norton Air Force Base commissary, the property offers a unique blend of industrial functionality and character, featuring rear loading docks, expansive open floor plans, portions with 24+ foot clear heights, vaulted ceilings, and abundant natural light. The flexible layout makes it ideal for warehousing, distribution, assembly, storage, and other industrial operations.

A key advantage of the property is its anticipated Foreign-Trade Zone (FTZ) designation, which can provide qualifying import/export businesses with significant customs and cash-flow benefits, including the potential deferral of duties on imported goods. Its location within the airport complex also offers access to a secure, 24-hour operating environment, with potential direct airport access for freight-forwarding and air cargo operations, creating efficiencies for logistics and international trade users.

The facility is strategically positioned in the Central Inland Empire, providing convenient access to major freeway and distribution networks. Additional benefits include up to 300 employee parking spaces, proximity to commercial passenger service at SBD, and a combination of flexible industrial space, airport security, FTZ advantages, and potential airfield access. These features make the property especially attractive for logistics, distribution, freight forwarding, import/export, aviation-related businesses, and other industrial users seeking a distinctive airport-based location.

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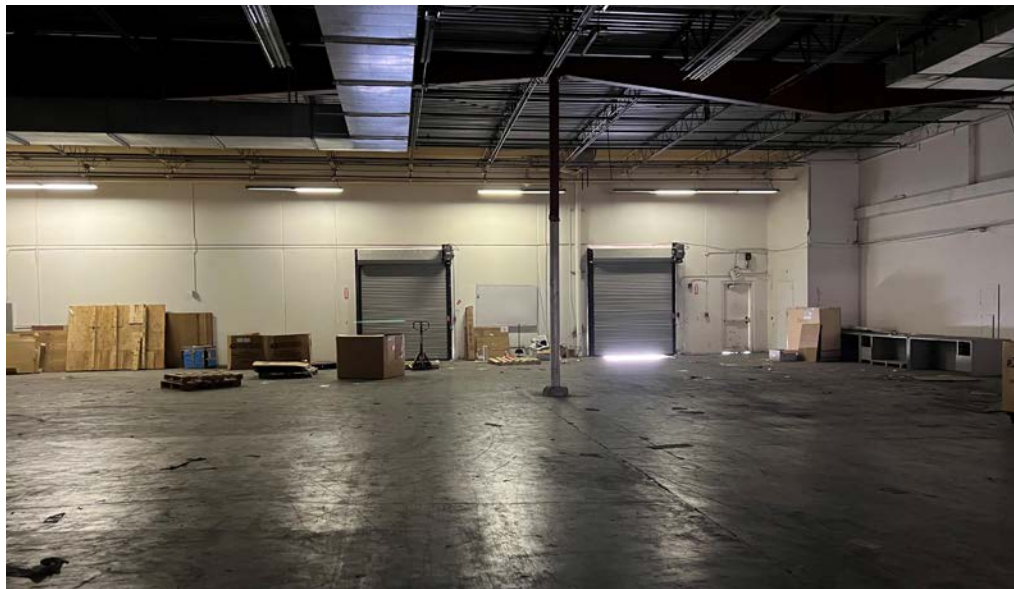
±95,151 SF INDUSTRIAL / WAREHOUSE

PHOTOS



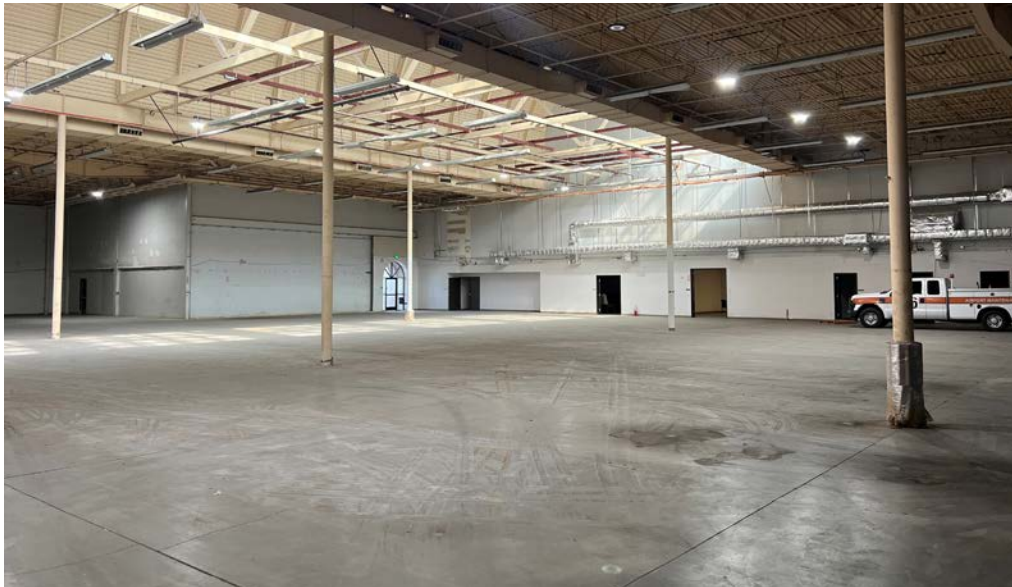
±95,151 SF INDUSTRIAL / WAREHOUSE

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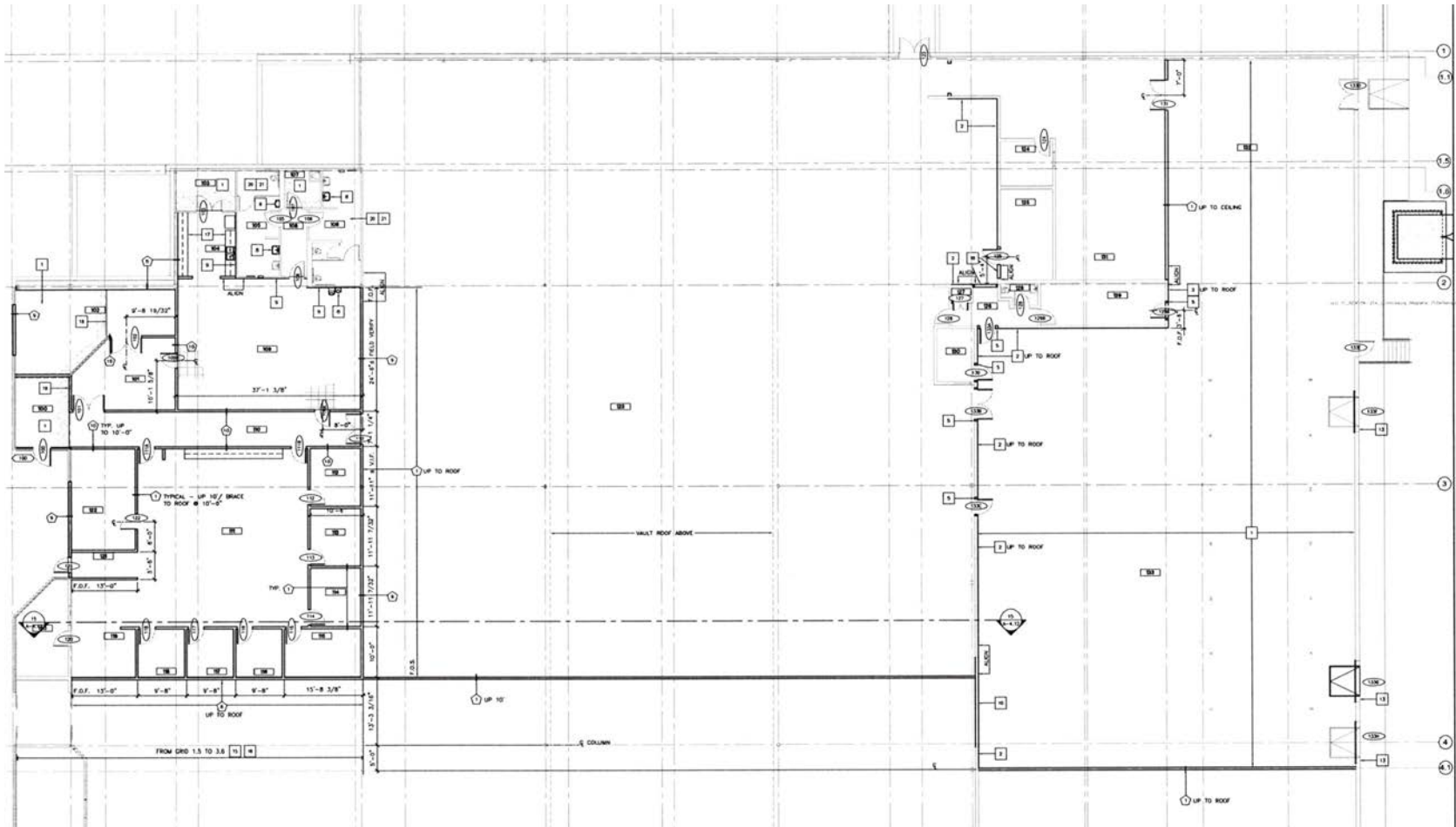
±95,151 SF INDUSTRIAL / WAREHOUSE

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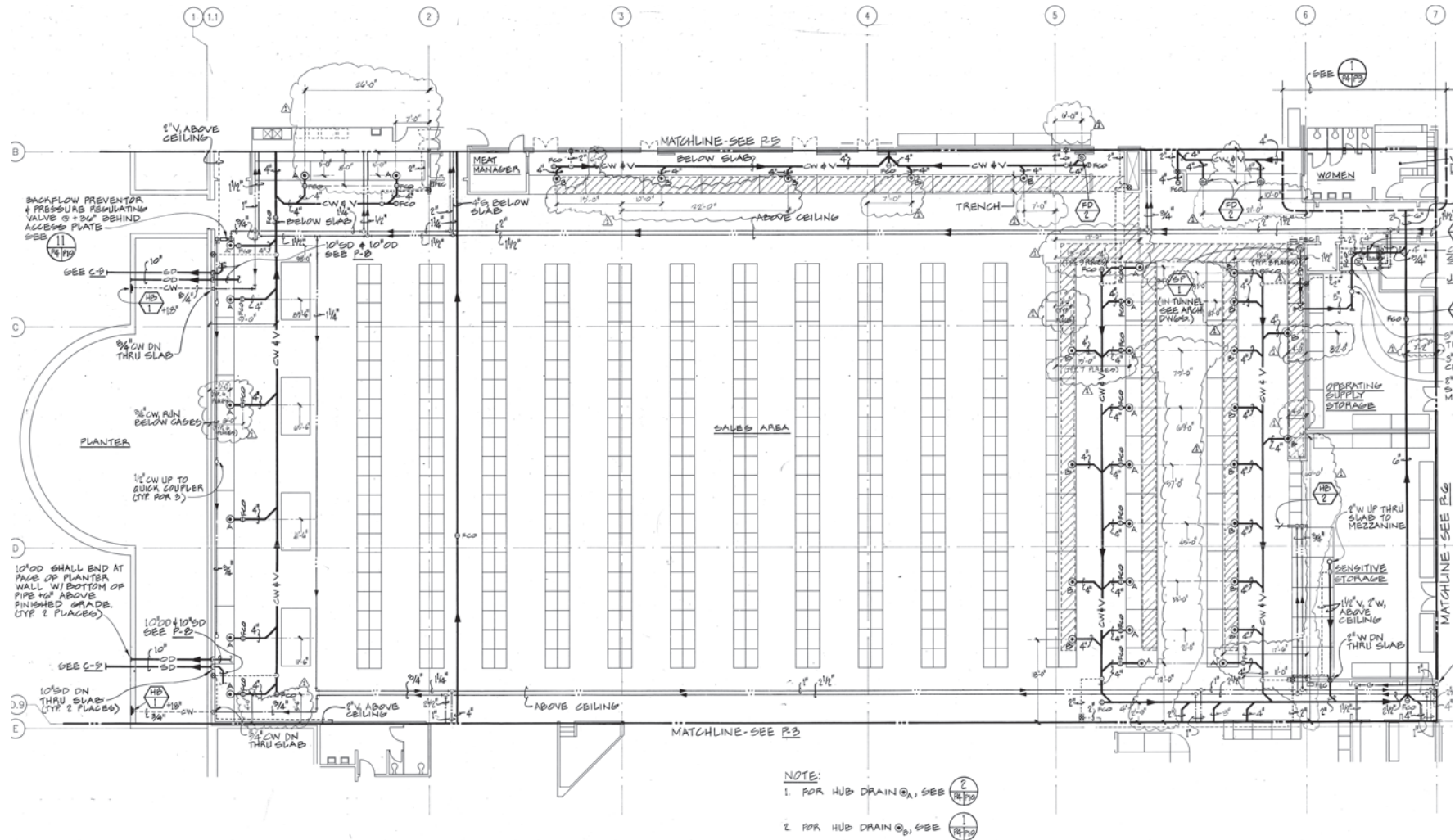
±95,151 SF INDUSTRIAL / WAREHOUSE

FLOOR PLAN



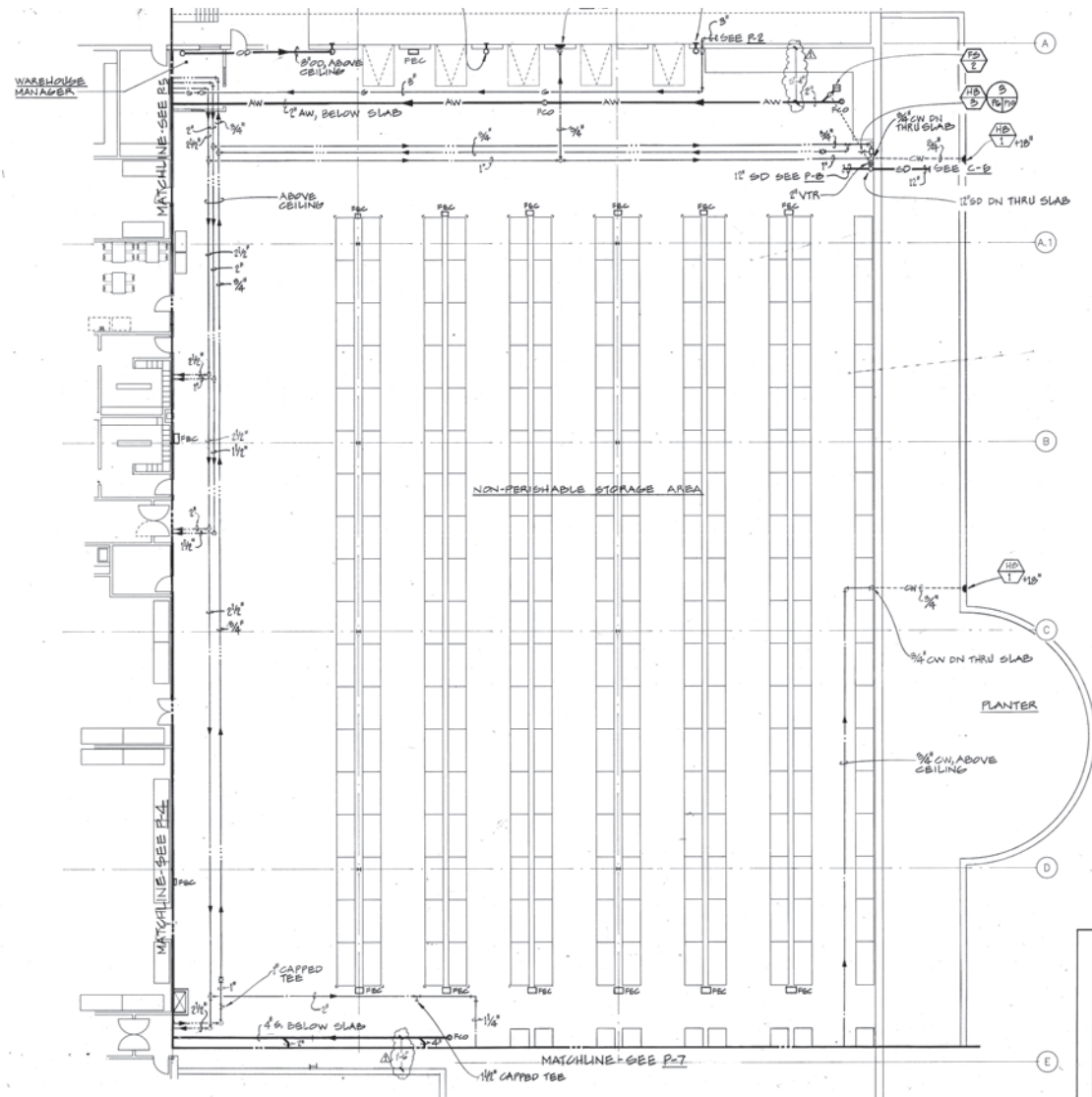
*NOT TO SCALE

PARTIAL FLOOR PLAN



***NOT TO SCALE**

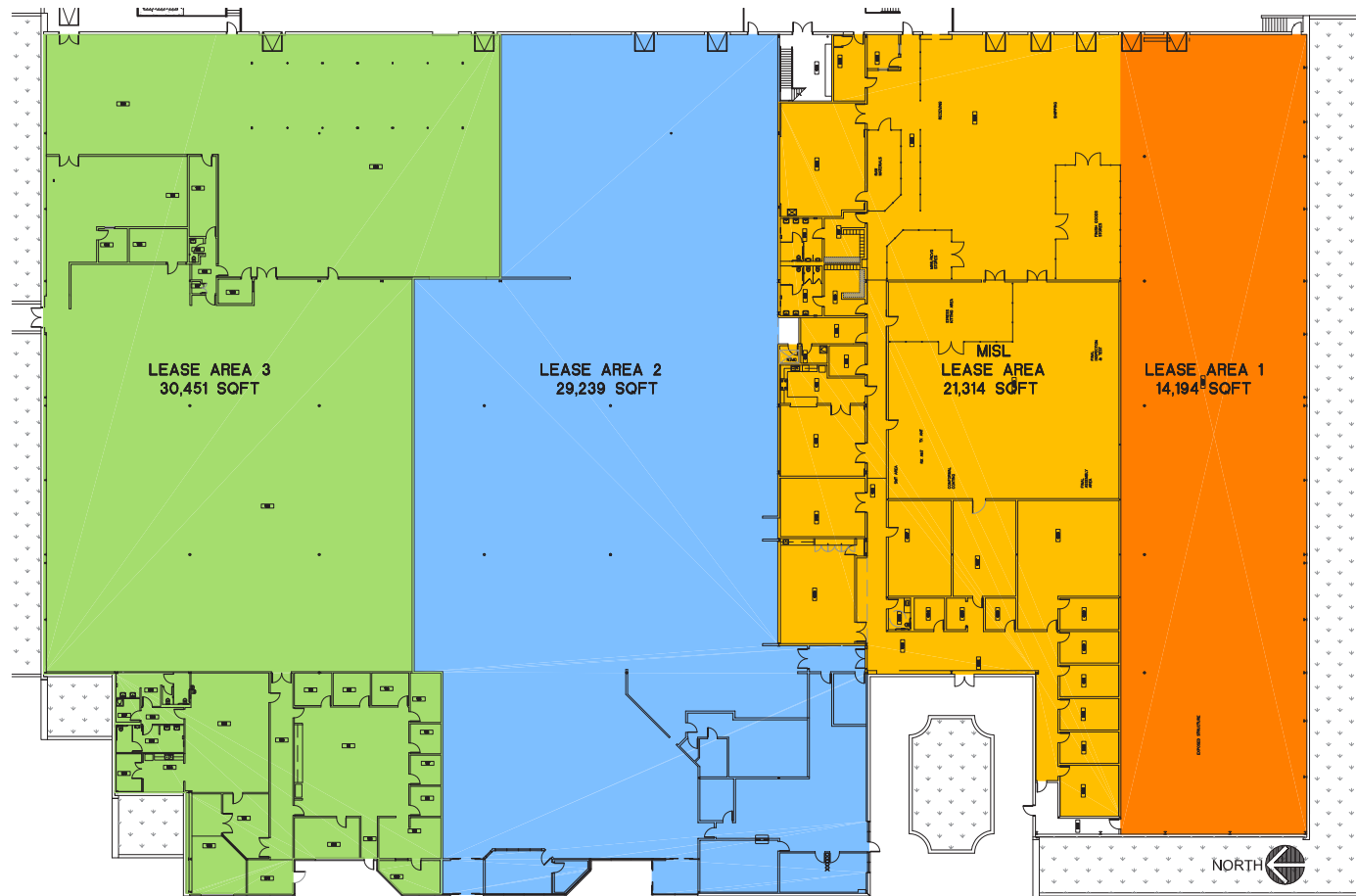
PARTIAL PLAN



***NOT TO SCALE**

±95,151 SF INDUSTRIAL / WAREHOUSE

FLOOR PLAN



*NOT TO SCALE

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LUXIVAIR FBO



ABOUT LUXIVAIR FBO

Luxivair SBD is a premier Fixed Base Operator (FBO) located at San Bernardino International Airport (KSBD) in Southern California. Positioned about 60 miles east of Los Angeles, it serves private, corporate, and general aviation travelers seeking a less congested and more cost-effective alternative to the region's busier airports. The facility is conveniently located near on-site U.S. Customs, making it an attractive gateway for both domestic and international private aviation operations.

The FBO offers a full range of aviation services, including Jet-A and Avgas fueling, aircraft parking and hangar accommodations, ground handling, concierge services, baggage support, cargo assistance, transportation coordination, and flight support services. Luxivair is recognized for its competitive fuel pricing and strong customer service standards, helping operators reduce costs while maintaining a premium travel experience.

What sets Luxivair apart is its luxury executive terminal, which resembles a high-end hotel more than a traditional FBO. Amenities include a two-story glass atrium lobby, executive conference rooms, a pilot lounge with snooze rooms, a flight planning center, a fitness room, an outdoor lounge, a stadium-style theater, and dedicated concierge support. These upscale facilities, combined with its strategic Southern California location and reputation for hospitality, have made Luxivair one of the region's most highly regarded FBOs.



sources: <https://www.luxivairsbd.com/>
<https://www.globalair.com/airport/fbo-at-sbd-luxivair-3690.aspx>

±95,151 SF INDUSTRIAL / WAREHOUSE

OVERVIEW

115 N. Del Rosa Drive is located within San Bernardino International Airport (SBD) in San Bernardino, California, one of the Inland Empire's premier logistics and transportation hubs. Positioned in the heart of Southern California's industrial corridor, the property offers direct access to a large consumer base, major distribution networks, and a robust labor pool, making it well-suited for logistics, warehousing, manufacturing, assembly, and import/export operations.

TRANSPORTATION & REGIONAL ACCESS

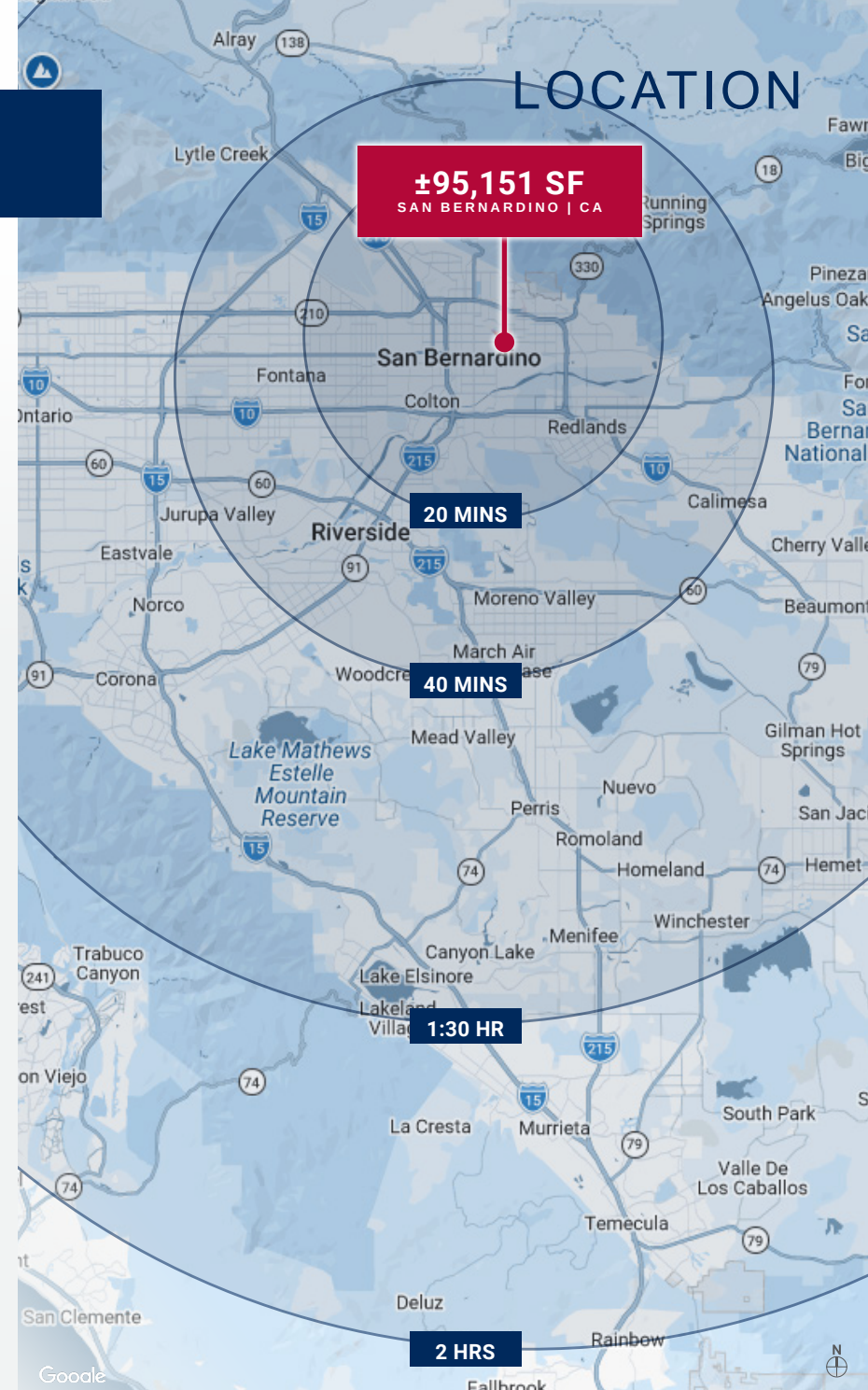
- **Airport Location:** Situated directly on the grounds of San Bernardino International Airport (SBD)
- **Air Cargo Potential:** Potential direct airfield access for qualified freight forwarding and air cargo users
- **Passenger Service:** Served by Breeze Airways with nonstop flights to San Francisco and Provo/ Salt Lake City
- **Freeway Connectivity:** Convenient access to the Inland Empire's major transportation network, including: Interstate 10 (I-10), Interstate 215 (I-215), State Route 210 (SR-210) & State Route 60 (SR-60)

BUSINESS & OPERATIONAL ADVANTAGES

- Located within a 24-hour secure airport environment
- Anticipated Foreign-Trade Zone (FTZ) designation offering potential customs and duty advantages for international trade users
- Access to the Inland Empire's extensive warehouse, distribution, and logistics infrastructure
- Ability to support labor-intensive operations with approximately 300 parking spaces
- Ideal for logistics, e-commerce fulfillment, freight forwarding, aviation-related businesses, distribution, light assembly, and import/export operations

LOCATION HIGHLIGHTS

- Airport-based industrial facility
- Central Inland Empire location
- Excellent freeway accessibility
- Potential air cargo and airfield access
- Anticipated FTZ benefits
- Secure 24/7 operating environment
- Access to major Southern California population centers and logistics networks



LOCATION

±95,151 SF
SAN BERNARDINO | CA

20 MINS

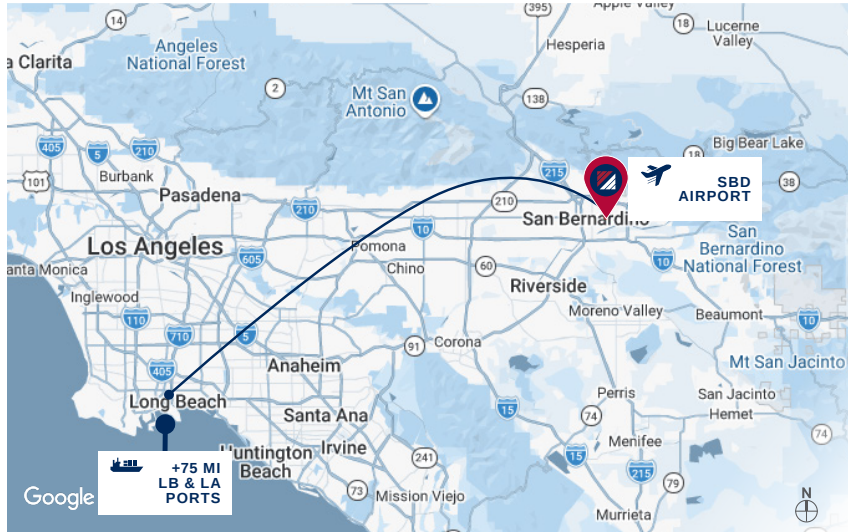
40 MINS

1:30 HR

2 HRS

LOCATION

Located within San Bernardino International Airport (SBD) in the heart of the Central Inland Empire, 115 N. Del Rosa Drive offers a strategic location for logistics, distribution, import/export, and aviation-related businesses. The property benefits from direct airport adjacency, access to a secure 24-hour operating environment, and potential airfield access for qualified freight and cargo users.



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
2020 Population	6,150	110,309	307,126
2025 Population	6,216	115,945	314,442
2030 Population Projection	6,283	118,194	318,716
2020 Households	1,589	31,393	93,181
2025 Households	1,605	33,485	96,008
2030 Household Projection	1,621	34,229	97,433
Total Specified Consumer Spending	\$48.1M	\$940.8M	\$3B
Avg Household Income	\$72,460	\$72,935	\$89,919
Median Household Income	\$61,568	\$55,122	\$70,324

