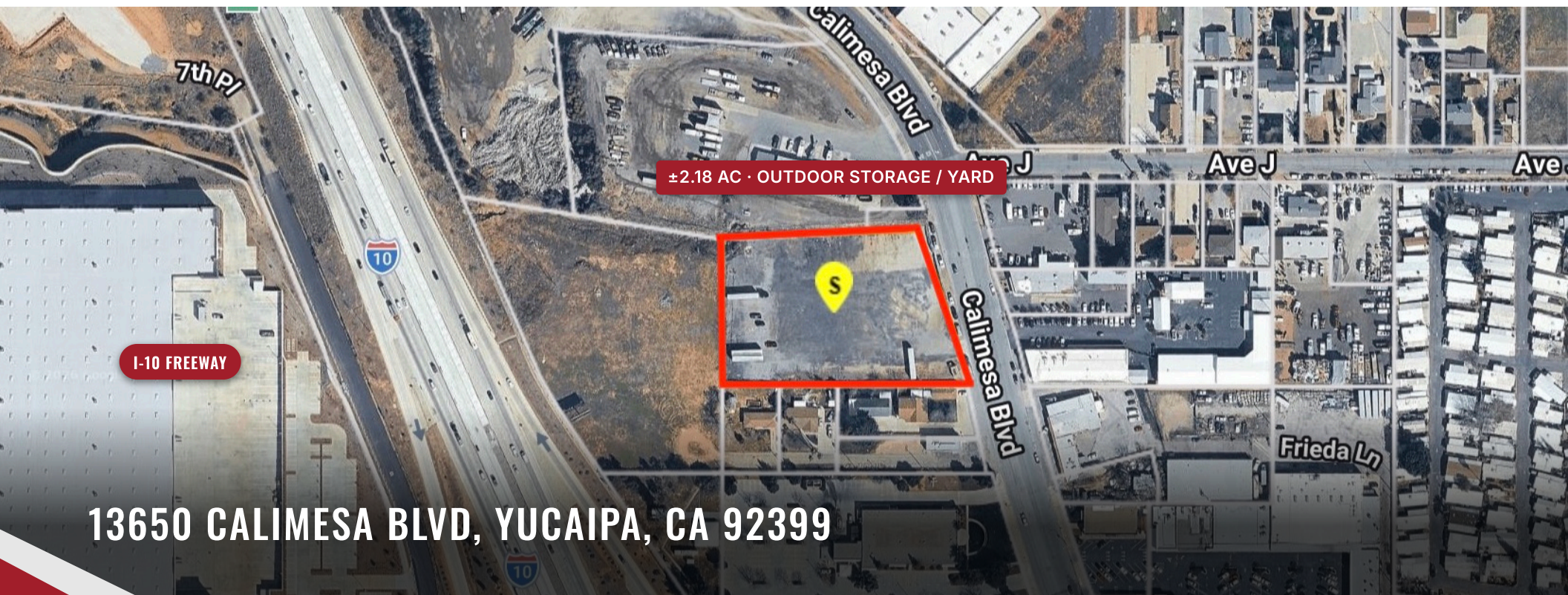


FOR LEASE

±2.18 Acre Commercial Yard & **Outdoor Storage** For Lease — On the I-10 Corridor



PRESENTED BY:

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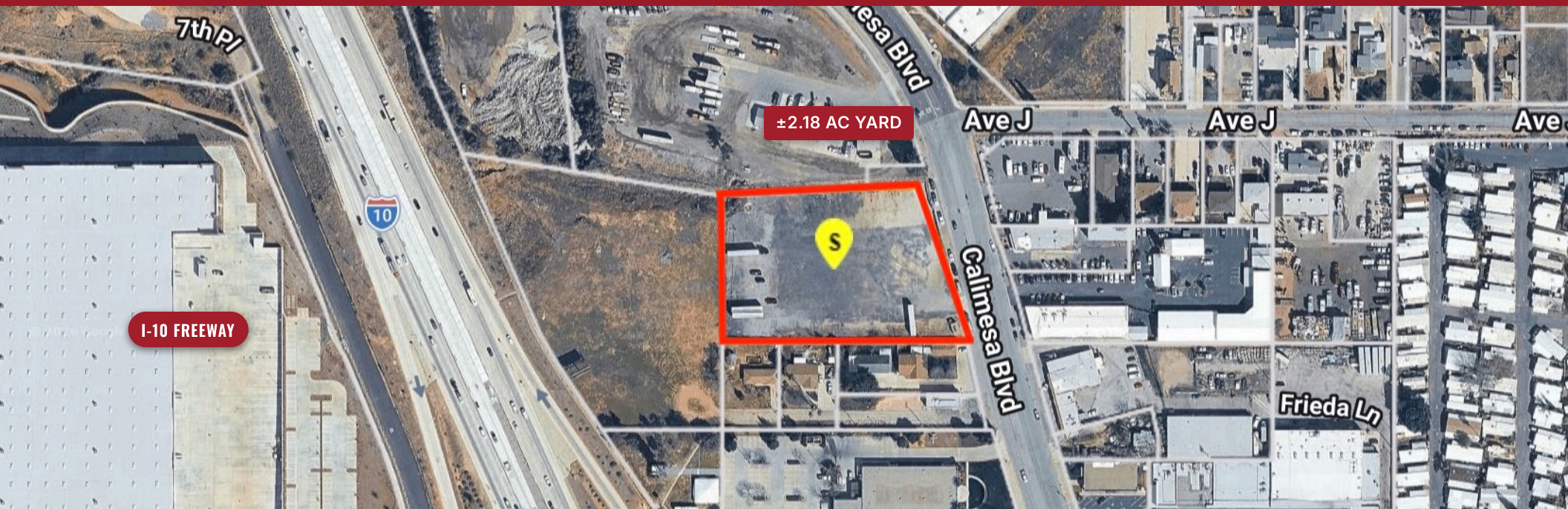
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$0.12 SF/Mo
LEASE TYPE:	Ground Lease
PROPERTY TYPE:	Land · Outdoor Storage
LOT SIZE:	±2.18 Acres
SITE AREA:	±94,961 SF
FRONTAGE:	Calimesa Blvd
FREEWAY:	I-10 · visibility, ramp < 1 mi
FENCING:	Fenced & screened
ZONING:	Contact Broker
APN:	Contact Broker
MARKET:	San Bernardino Co.
OCCUPANCY:	Immediate

PROPERTY OVERVIEW

Apex Real Estate Services / KW Commercial presents **13650 Calimesa Blvd, Yucaipa, CA 92399**—a **±2.18-acre** commercial yard with **Calimesa Blvd frontage** and strong Interstate 10 visibility. The open, graded lot is well suited to **outdoor storage**, commercial truck & trailer parking, equipment and contractor operations, and laydown/staging. Offered at **\$0.12/SF** on a ground-lease basis and available for **immediate occupancy**.

PROPERTY HIGHLIGHTS

- Strong Interstate 10 visibility & freeway access — on-ramp under 1 mile
- Fully fenced & privacy-screened — secured perimeter
- ±2.18 acres (±94,961 SF) of open, graded yard
- Ideal for truck/trailer parking & equipment storage
- Calimesa Blvd commercial-corridor location
- Established commercial / industrial surroundings
- Immediate occupancy available

Ground-lease basis. Illustrative: $\pm 94,961 \text{ SF} \times \$0.12 \approx \$11,395$ / month for the full site.



MARKET POSITIONING

13650 Calimesa Blvd sits at the eastern gateway of the Inland Empire, where Interstate 10 links the region's core industrial markets to the Coachella Valley. Strong freeway visibility and Calimesa Blvd frontage make the site a natural fit for logistics-driven operators who need secured outdoor area for vehicles, trailers, and equipment—an increasingly scarce commodity along the I-10 corridor.

IDEAL TENANT PROFILES

- Transportation & logistics companies
- Construction & contractor yards
- Equipment rental operations
- Truck, trailer & fleet storage
- Auto / RV / boat storage
- Distribution staging & laydown



SECURED, SCREENED YARD — CALIMESA BLVD FRONTAGE

Fully fenced with privacy screening · grade-level · direct Calimesa Blvd access · I-10 visibility

An established, fenced and screened outdoor yard fronting Calimesa Blvd with strong Interstate 10 visibility—grade-level and configured for truck & trailer parking. Available for immediate occupancy; additional site photography available upon request.

FREEWAY ACCESS & TRADE AREA





LOCATION HIGHLIGHTS

- Strong Interstate 10 visibility & freeway access — on-ramp under 1 mile
- SR-60 connects ≈9 mi east at Beaumont — dual-corridor reach to Moreno Valley, Riverside & the LA basin
- Calimesa Blvd commercial corridor with established retail & services
- Eastern I-10 gateway linking the Inland Empire core to the Pass & Coachella Valley
- Growing industrial development along the surrounding corridor

DRIVE DISTANCES (approx.)

Interstate 10 on-ramp	Adjacent
SR-60 Fwy (Beaumont jct)	~9 mi
Downtown Redlands	~9 mi
San Bernardino	~15 mi
Beaumont / Banning	~12 mi
Palm Springs	~40 mi
Ontario Int'l Airport (ONT)	~35 mi

Detailed 1 / 3 / 5-mile demographics available upon request.

MARKET NOTE

Yucaipa anchors the eastern Inland Empire, where I-10 industrial and logistics demand continues to migrate east from the Redlands and San Bernardino core. Secured outdoor-yard supply along the corridor remains limited, positioning 13650 Calimesa Blvd for immediate operator interest.



CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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OR SCAN THE QR CODE BELOW



WE LOOK FORWARD TO BUILDING BETTER COMMUNITIES WITH YOU.

