

603 S ARROWHEAD AVE

San Bernardino, CA | 92408

BANK OWNED
REO ASSET!



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Description

Introducing a prime investment opportunity in the heart of San Bernardino, CA. This bank-owned REO asset presents a versatile 7,373 SF industrial property offering a blend of metal warehouse and office space, ideally suited for manufacturing or industrial purposes. The property, built in 1947, features a range of facilities, including a 2-story office building and metal canopy area, further complemented by a total of 7 Cranes, One 1/2-Ton, One, 1-Ton, Three 2-Ton and One, 3-Ton bridge cranes and a 125-foot sky crane. Zoned CH and located in the Inland Empire area, this property also resides in an Opportunity Zone, providing a strategic advantage for investors. With 1200 Amps of power (120/240 Volts/3-Phase-4Wire), in addition to the 1200-amp, 120/240 volt power panel, there is a 600-amp, 120/208 volt panel located behind the 3-sided metal building that fronts along Huff St. this offering is brimming with potential for the discerning industrial investor.

Property Highlights

- ±7,373 SF GBA
- ±4,500 SF - Metal Warehouse Bldg.
- ±529 SF - Metal Warehouse Office Area
- ±2,344 SF - Freestanding 2-Story Office Bldg
- ±17,325 SF - 2-Sided Metal Canopy Area
- ±5,000 SF - 3-Sided Metal Shop/Truck Repair Structure
- Total of 7 Cranes, One 1/2-Ton, One, 1-Ton, Three 2-Ton, One, 3-Ton
- 1- ±125 Foot Sky Crane;
- Located in Opportunity Zone
- 1200 Amps-120/240 Volts/3-Phase-4Wire (Verify Power)

Offering Summary

Sale Price:	\$5,800,000
Lot Size:	4.43 Acres
Building Size:	7,373 SF

Details



Industrial
Warehouse



City
San Bernardino



Use
Investment/Owner-User



Zoned
CH - Commercial Heavy



APN
0136-282-32-0000



Opportunity Zone



Location Description

Discover the prime investment potential of the Inland Empire market, where the property at 603 S Arrowhead Ave, San Bernardino, CA, 92408 is located. Positioned within one of the fastest-growing regions in Southern California, the area offers proximity to major business hubs, vibrant retail centers, and a skilled labor force. Nearby points of interest include the Inland Center Mall, San Bernardino International Airport, and the University of Redlands. With its strategic location and strong economic growth, the Inland Empire presents an enticing opportunity for office and office building investors looking to capitalize on a dynamic and expanding market.

ADDITIONAL PHOTOS









City Of San Bernardino

The City of San Bernardino is located between Rialto and Redlands in southwestern San Bernardino County, within Southern California's Inland Empire region. The City spans approximately 62.24 square miles and is situated about 60 miles east of Los Angeles, 120 miles northeast of San Diego, and 55 miles northwest of Palm Springs.

For more than a century, San Bernardino has served as a major transportation hub linking the east and west coasts. The city benefits from convenient access to rail lines, major freeways, two international airports, and the Port of Los Angeles, all within an hour's drive—connecting it to national markets, Mexico, and the Pacific Rim. The San Bernardino Transit Center further expands regional connectivity, linking more than ten cities across two counties and providing access to transcontinental bus routes.

San Bernardino is the second-largest municipality in the Inland Empire and the 17th-largest city in California. As the county seat, it plays a central role in San Bernardino County's economy and governance. With affordable housing and diverse employment opportunities, the city continues to attract families and young professionals. Educational institutions such as the San Bernardino City Unified School District, California State University, San Bernardino, and San Bernardino Valley College support a steady pipeline of skilled professionals for the regional workforce.

Development activity across San Bernardino is driven by the City's strategic and centralized location within the Inland Empire. The San Bernardino International Airport (SBIA) area continues to expand as a major logistics and distribution hub, with millions of square feet of industrial space constructed over the past decade.

Located just 60 miles east of Los Angeles within one of Southern California's major transportation corridors, SBIA offers an ideal location for air cargo and logistics operations. The airport's modern, multi-modal infrastructure—surrounded by major interstate highways, rail lines, and new state-of-the-art warehousing—positions it to accommodate continued growth in air freight activity. SBD's advantageous location and competitive rates provide significant opportunities for air cargo companies, freight forwarders, and logistics firms expanding in Southern California.

Major landowners and tenants in the area include Amazon, Stater Bros., Walmart, and San Bernardino Valley College, among others, driving regional growth and employment. The residential market is also experiencing strong growth, with new master-planned communities emerging throughout the city. Both affordable and market-rate multifamily developments are underway, expanding housing options and supporting the community's long-term growth.

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