

TRUCK/TRAILER STORAGE YARD

ZONING: IL "LIGHT-INDUSTRIAL" (VERIFY)

# FOR LEASE OR SALE ±1.7 ACRES

2522 W BASELINE ST.  
SAN BERNARDINO | CA

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS



**± 1.70 AC**  
Lot Size



**± 1,600 SF**  
Office Space



Yard is slagged with block walls surrounding the perimeter of the property



**IL - Zoning**  
Light-Industrial (Verify)



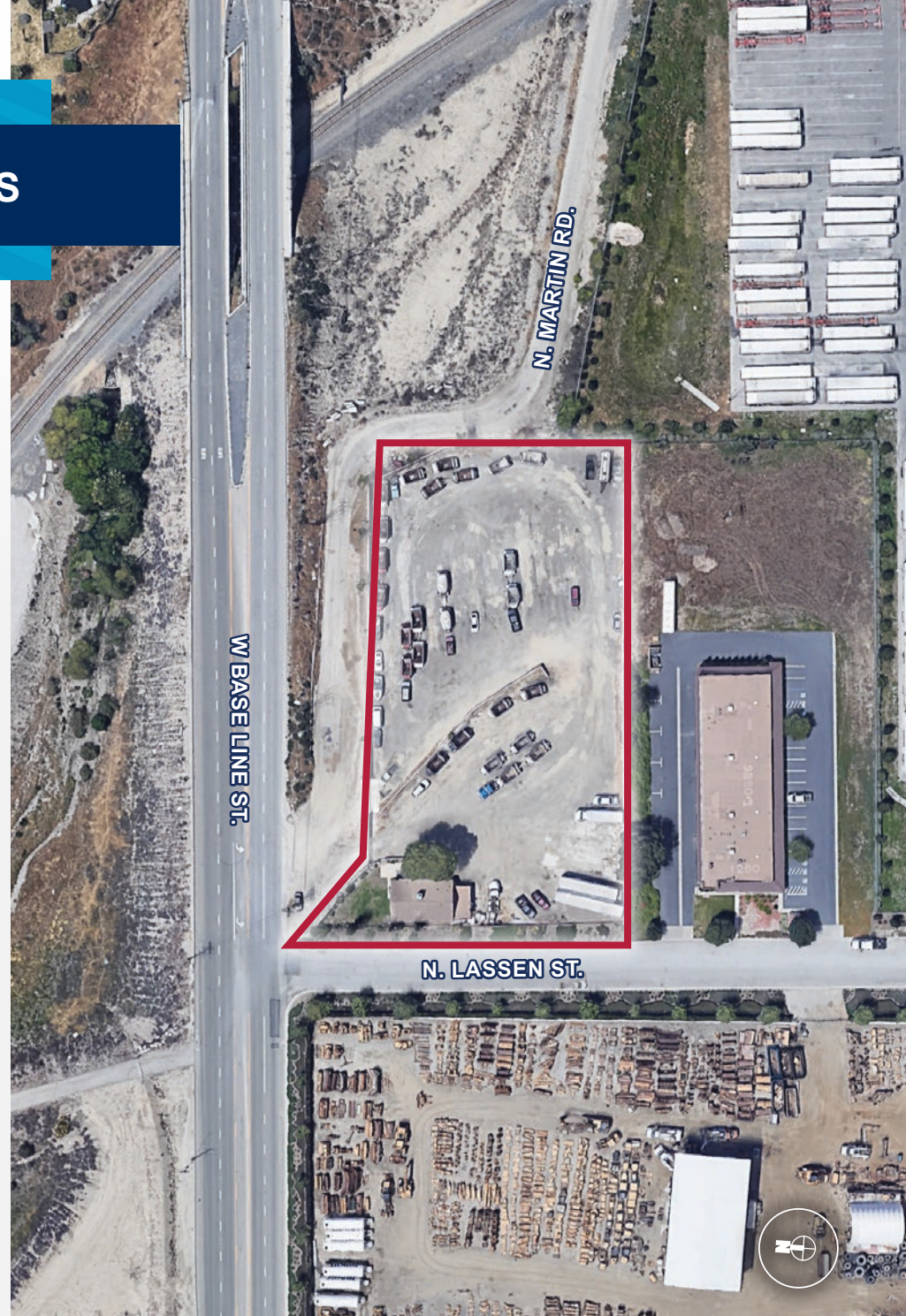
**0269-171-27**  
APN's



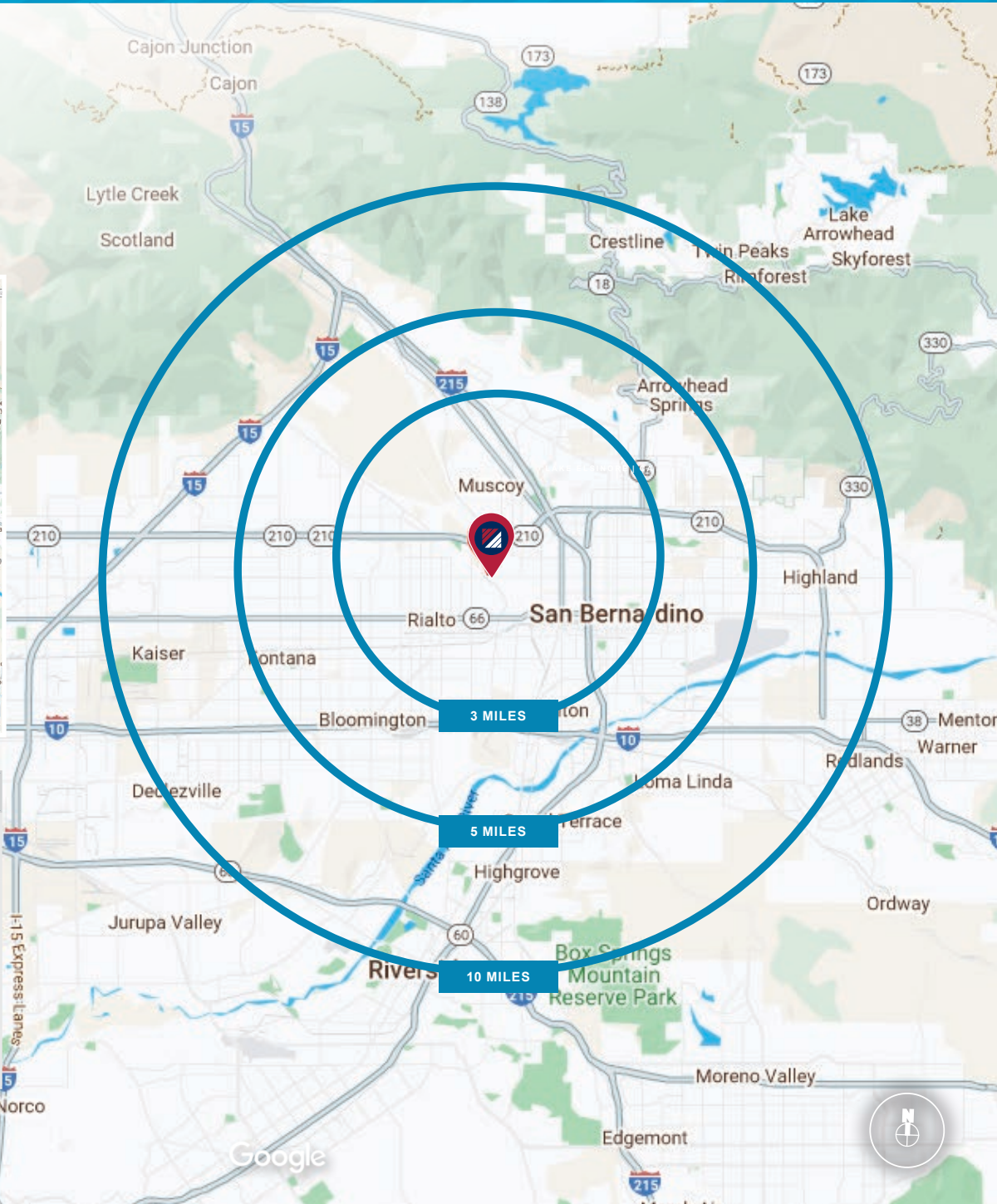
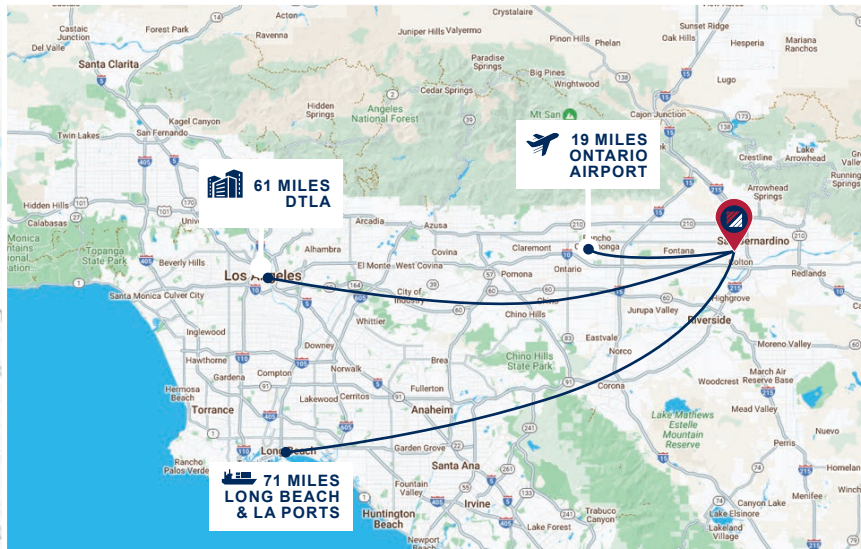
Secured metal gates for easy access on to the premise



Tenants must verify permitted uses



# LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	159,664	354,294	832,171
2022 Population	166,136	371,987	908,725
2027 Population Projection	171,520	384,625	947,321
Avg Household Income	\$68,415	\$68,607	\$80,162
Median Household Income	\$54,660	\$55,050	\$63,002
Total Specified Consumer Spending (\$)	\$1.4B	\$3.1B	\$8.5B

# AMENITIES MAP

