

FOR LEASE | 34,781 SF

2449 E 5TH ST. UNIT 101 | SAN BERNARDINO, CA



FOR MORE INFORMATION, CONTACT:

CODY WOLF

EXECUTIVE VICE PRESIDENT

P: 909.912.0018 | M: 909.996.5760

E: cody.wolf@daumcommercial.com

CA DRE #01997598

MARK SCHAFER

EXECUTIVE VICE PRESIDENT

P: 909.652.9052 | M: 949.923.9890

E: mark.schafer@daumcommercial.com

CA DRE # 01902664

KEVIN RILEY

ASSOCIATE

D: 909.912.2017 | M: 909.215.9799

E: kriley@daumcommercial.com

CA DRE # 02109272

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PROPERTY HIGHLIGHTS



34,781 SF
POL 73,300 SF



± 3,830 SF
Office Space (1,760 SF of
Mezzanine)



30'
Clear Height



Three (3)
Dock High Loading Doors



ESFR
Sprinkler System



One (1) Ground Level Door



Secured Concrete Yard



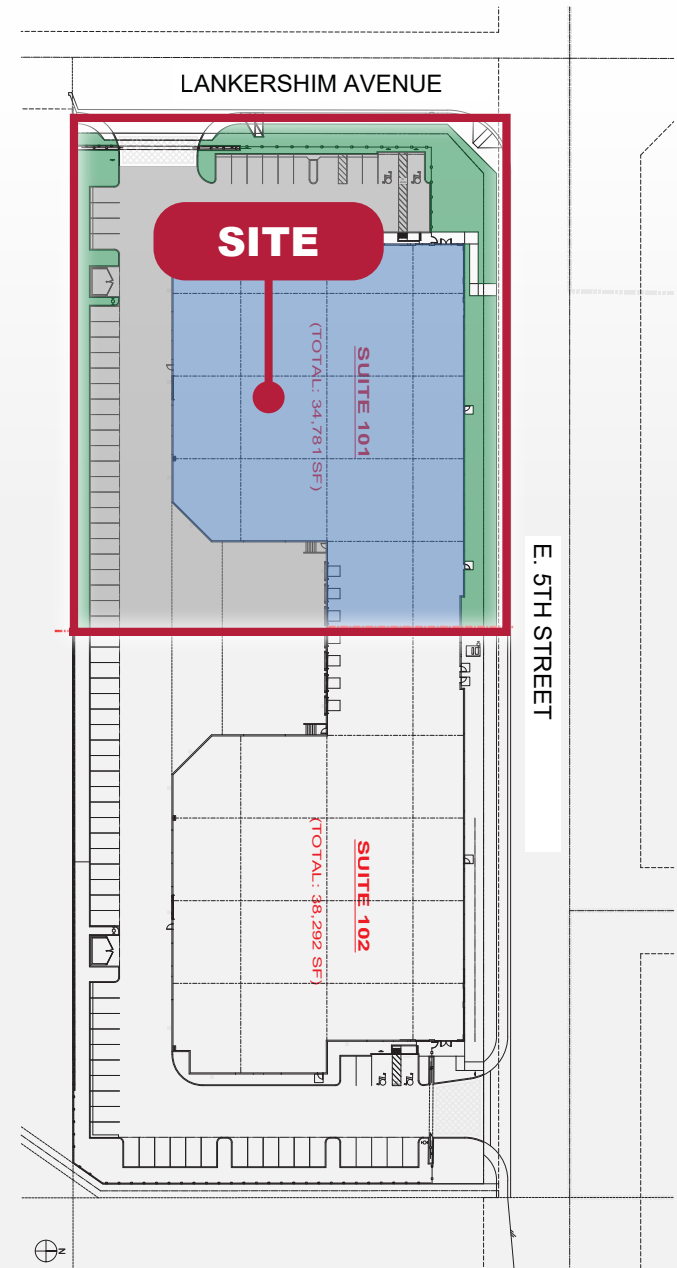
86
Parking Stalls



120'
Loading Dock Apron



400 AMP Electric
Service Sprinkler





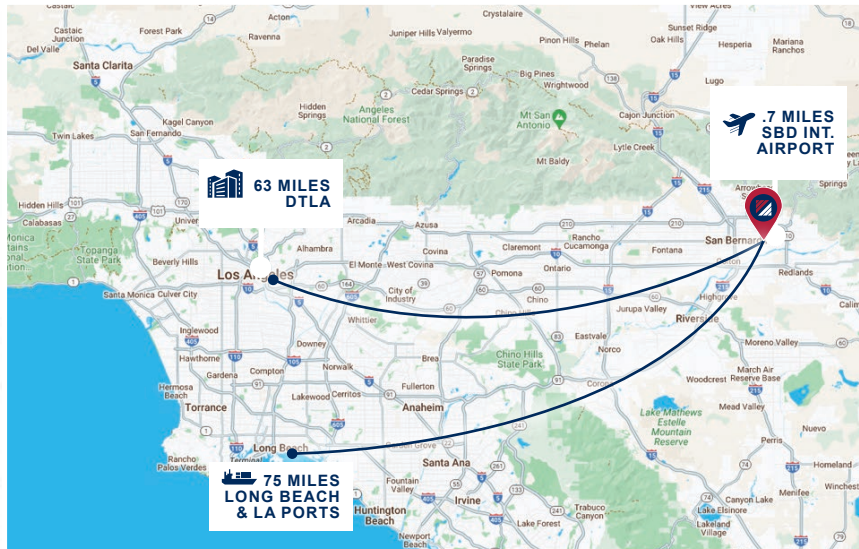
3

FOR LEASE

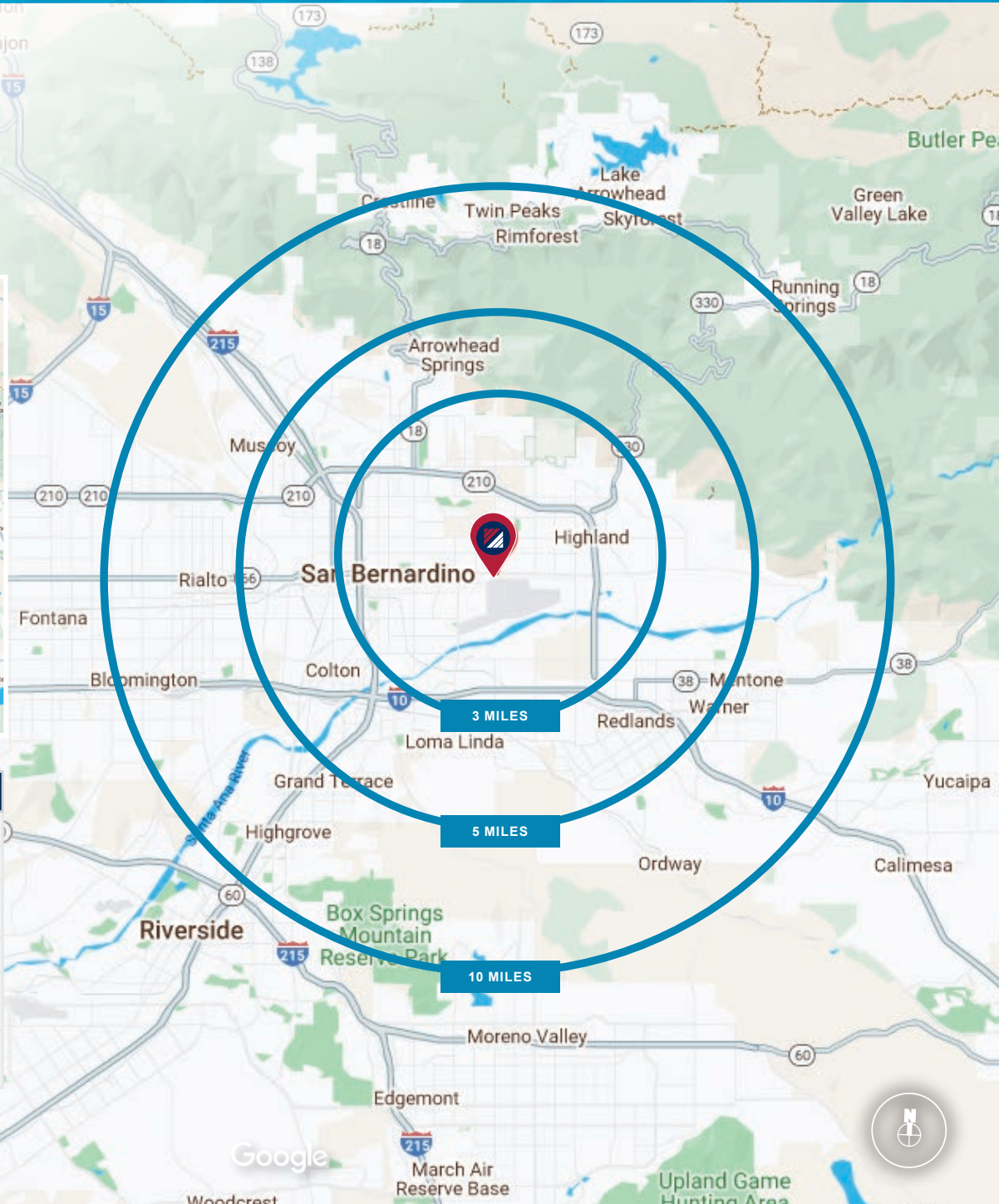
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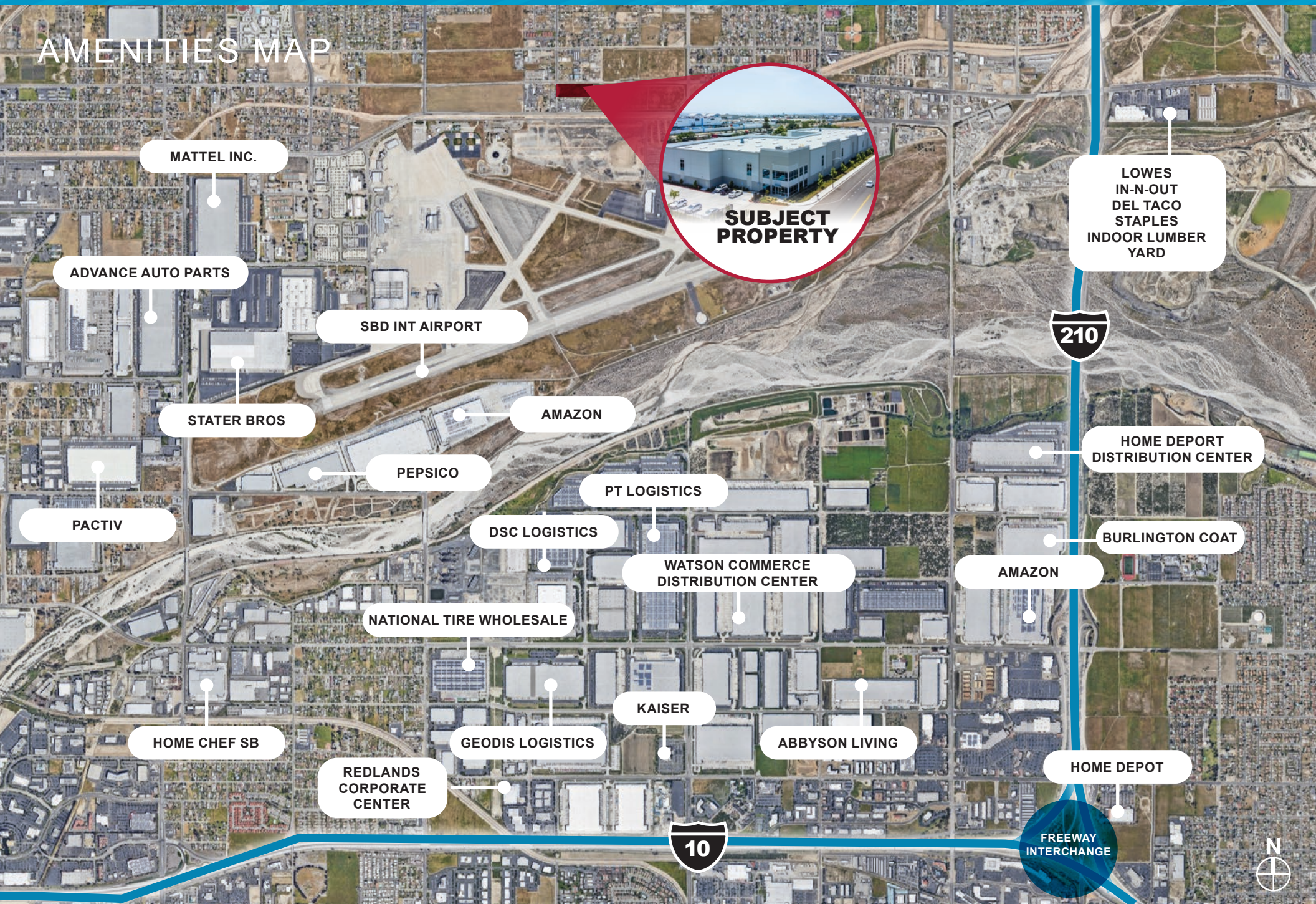
LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	102,999	266,627	617,479
2022 Population	113,775	286,995	656,337
2027 Population Projection	118,579	297,924	680,550
Avg Household Income	\$63,612	\$72,700	\$80,153
Median Household Income	\$48,186	\$53,085	\$61,443
Total Specified Consumer Spending (\$)	\$926.6M	\$2.6B	\$6.4B



AMENITIES MAP



MATTTEL INC.

ADVANCE AUTO PARTS

SBD INT AIRPORT

STATER BROS

PEPSICO

PACTIV

AMAZON

PT LOGISTICS

DSC LOGISTICS

WATSON COMMERCE
DISTRIBUTION CENTER

NATIONAL TIRE WHOLESALE

HOME CHEF SB

REDLANDS
CORPORATE
CENTER

GEODIS LOGISTICS

KAISER

ABBYSON LIVING

LOWES
IN-N-OUT
DEL TACO
STAPLES
INDOOR LUMBER
YARD

HOME DEPOT
DISTRIBUTION CENTER

BURLINGTON COAT

AMAZON

HOME DEPOT

FREeway
INTERCHANGE

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