

FOR LEASE | 34,781 SF

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



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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



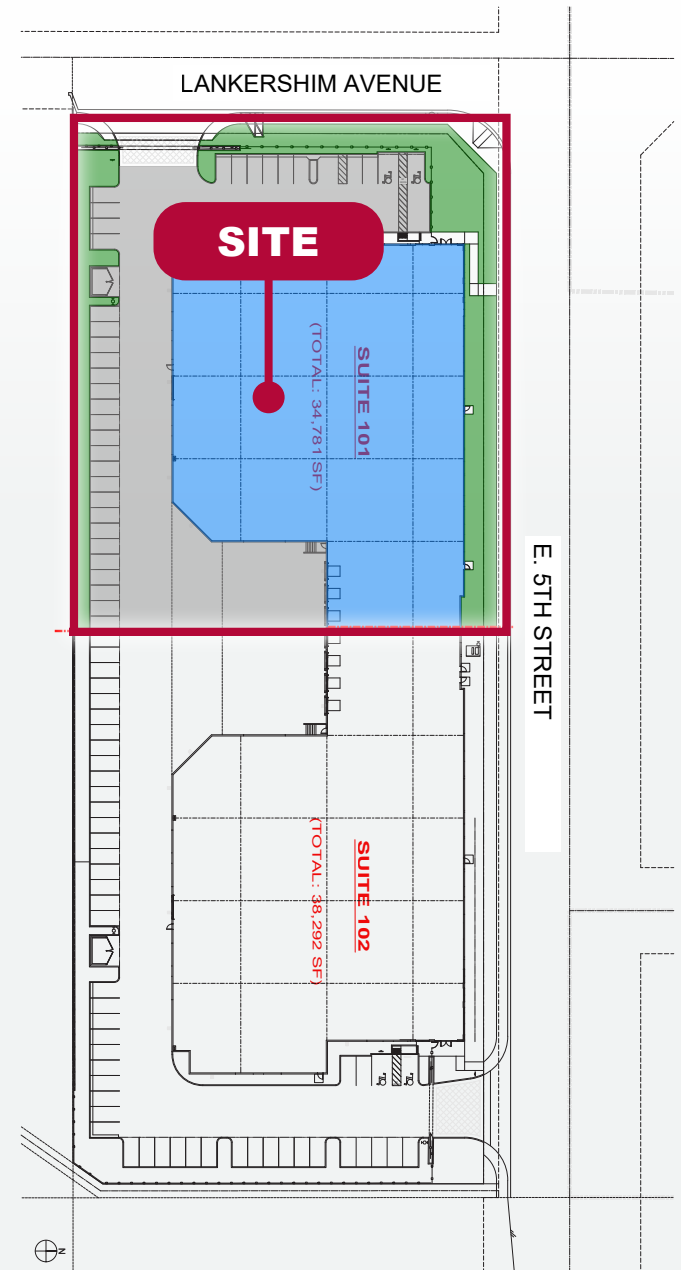
86
Parking Stalls



120'
Loading Dock Apron



400 AMP Electric Service
Sprinkler



PHOTOS



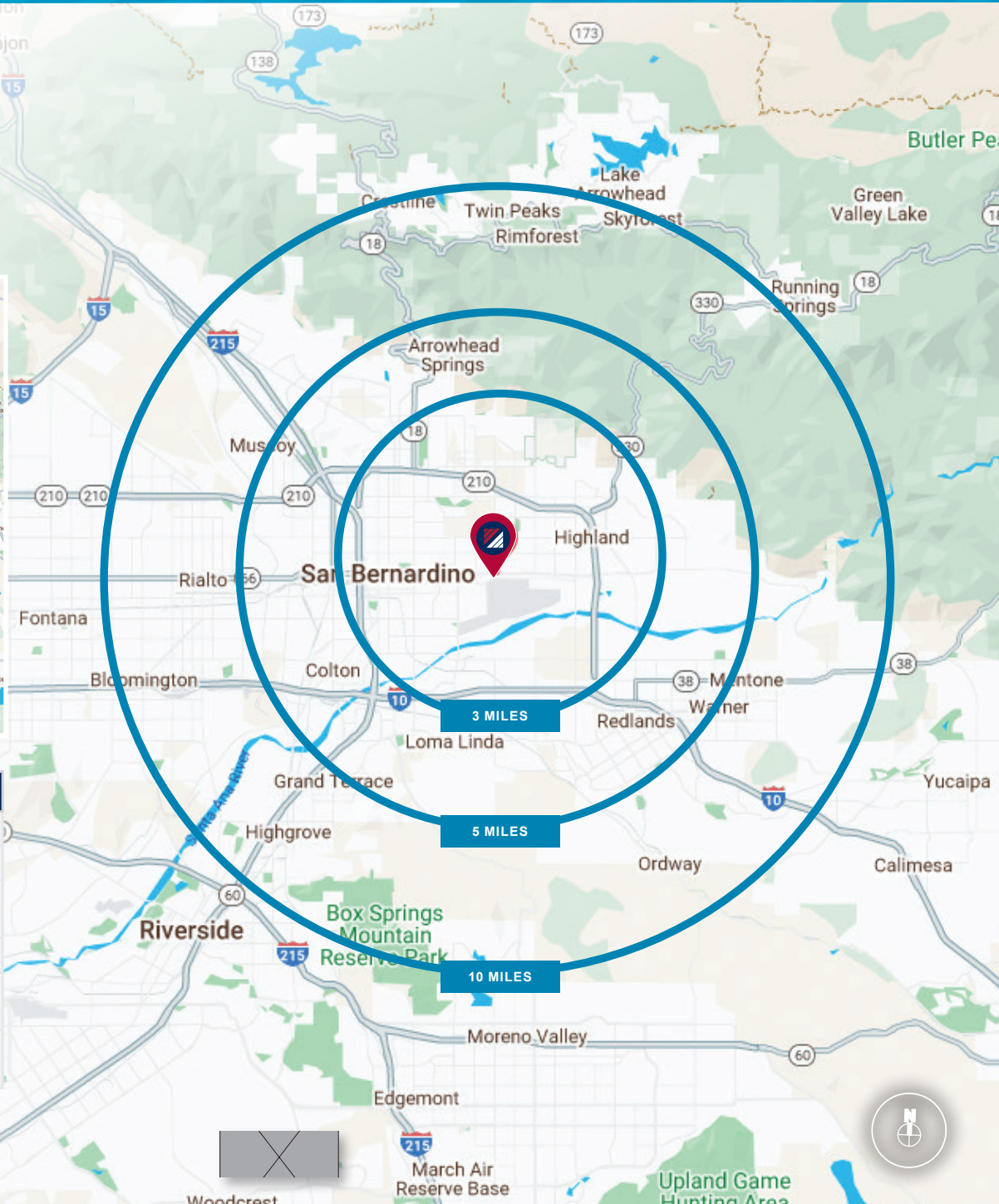
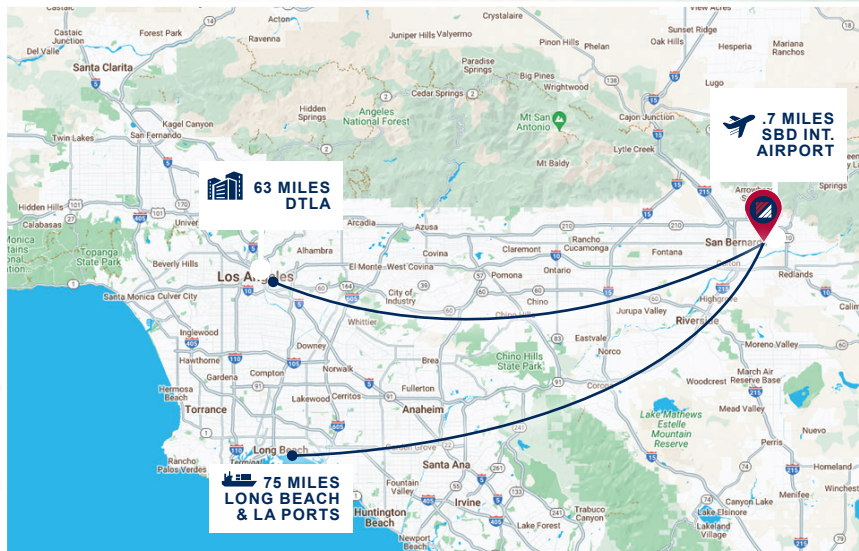
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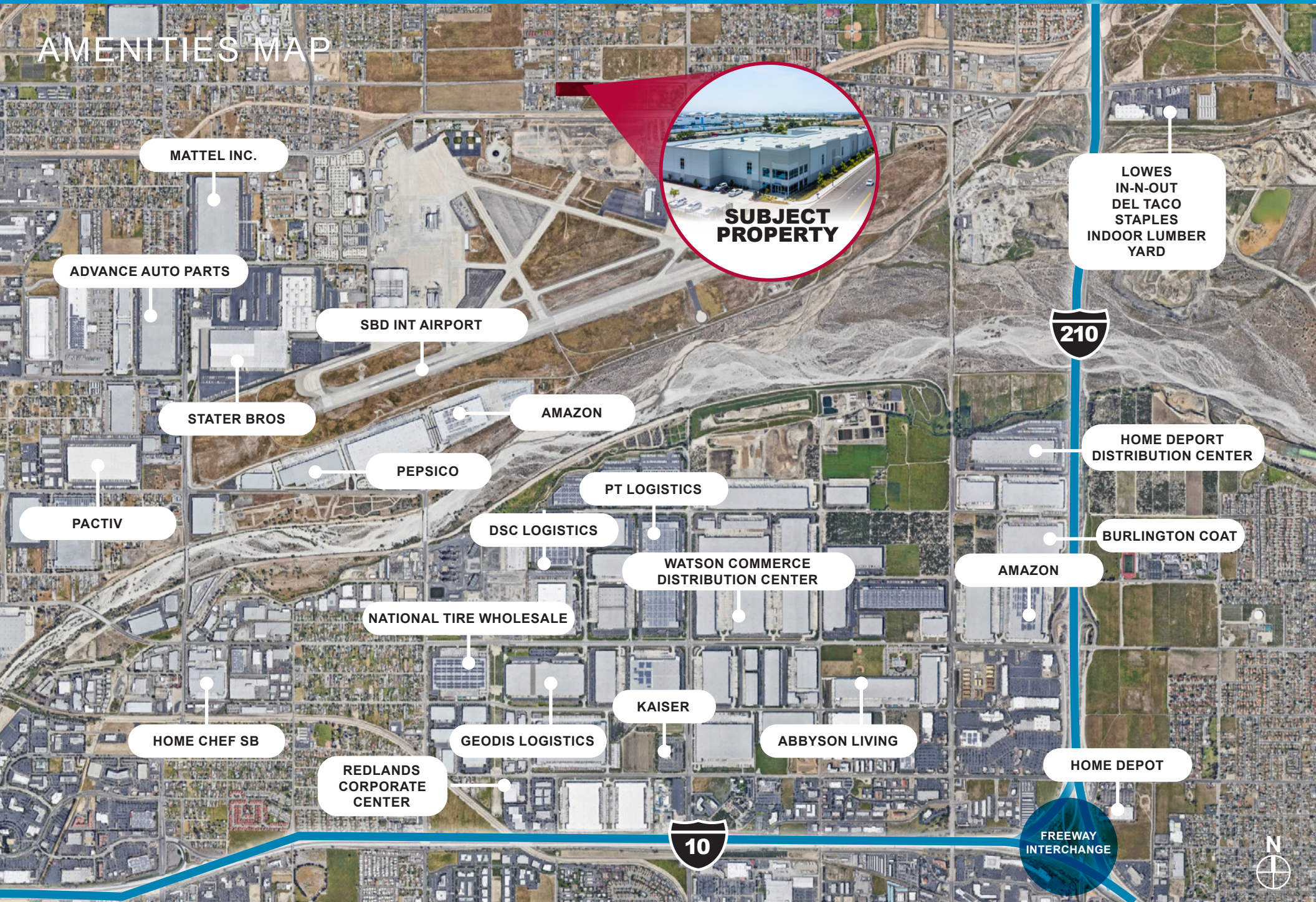
DAUM
COMMERCIAL REAL ESTATE SERVICES

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



MATTEL INC.

ADVANCE AUTO PARTS

SBD INT AIRPORT

STATER BROS

AMAZON

PEPSICO

PT LOGISTICS

PACTIV

DSC LOGISTICS

WATSON COMMERCE
DISTRIBUTION CENTER

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



HOME DEPOT
DISTRIBUTION CENTER

BURLINGTON COAT

AMAZON

NATIONAL TIRE WHOLESALE

KAISER

ABBYSON LIVING

HOME CHEF SB

GEODIS LOGISTICS

REDLANDS
CORPORATE
CENTER

HOME DEPOT

