

FOR LEASE | 34,781 SF - 73,073 SF

**2449 E 5TH ST. UNIT 101 & 102
SAN BERNARDINO, CA**



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PROPERTY HIGHLIGHTS

2449 E 5TH ST.

UNIT 101

Total SF	± 34,781 SF
Office SF	± 3,830 SF (1,760 SF of Mezzanine)
DH Doors	3
GL Doors	1
Loading Dock Apron	120'
Power / Amps	400 AMP Electric Service
Clear Height	30'
Sprinkler	ESFR
Parking	36
Yard	Secured Concrete

2449 E 5TH ST.

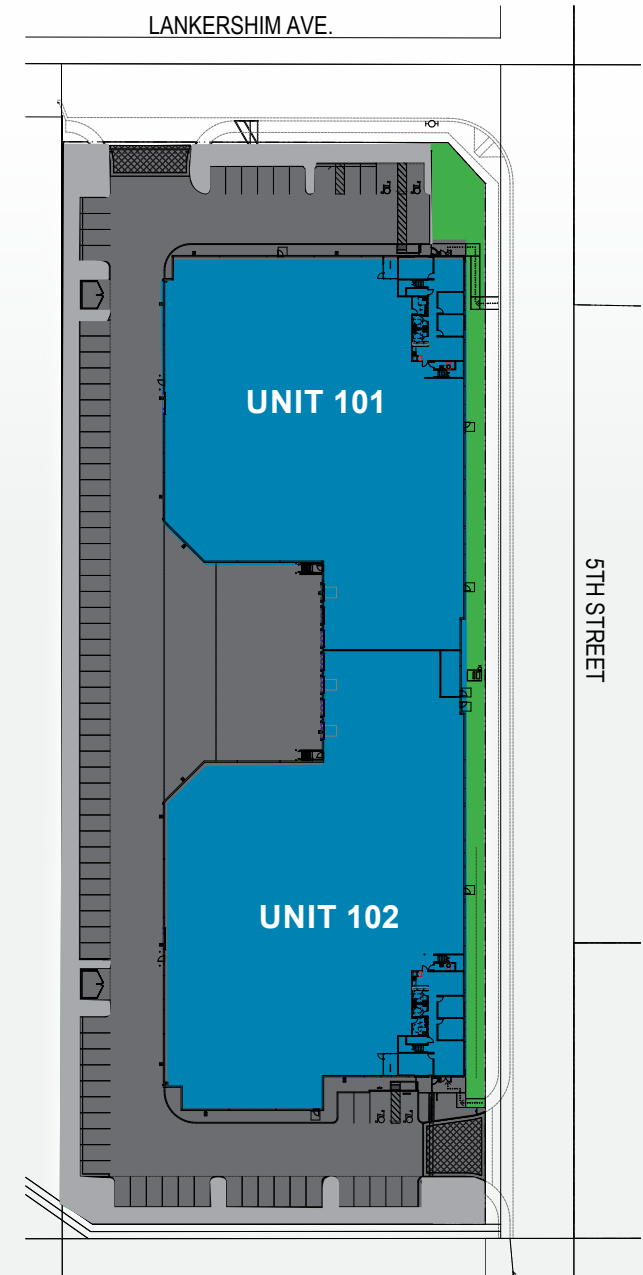
UNIT 102

Total SF	± 38,292 SF
Office SF	± 3,830 SF (1,760 SF of Mezzanine)
DH Doors	4
GL Doors	1
Loading Dock Apron	120'
Power / Amps	400 AMP Electric Service
Clear Height	30'
Sprinkler	ESFR
Parking	50
Yard	Secured Concrete

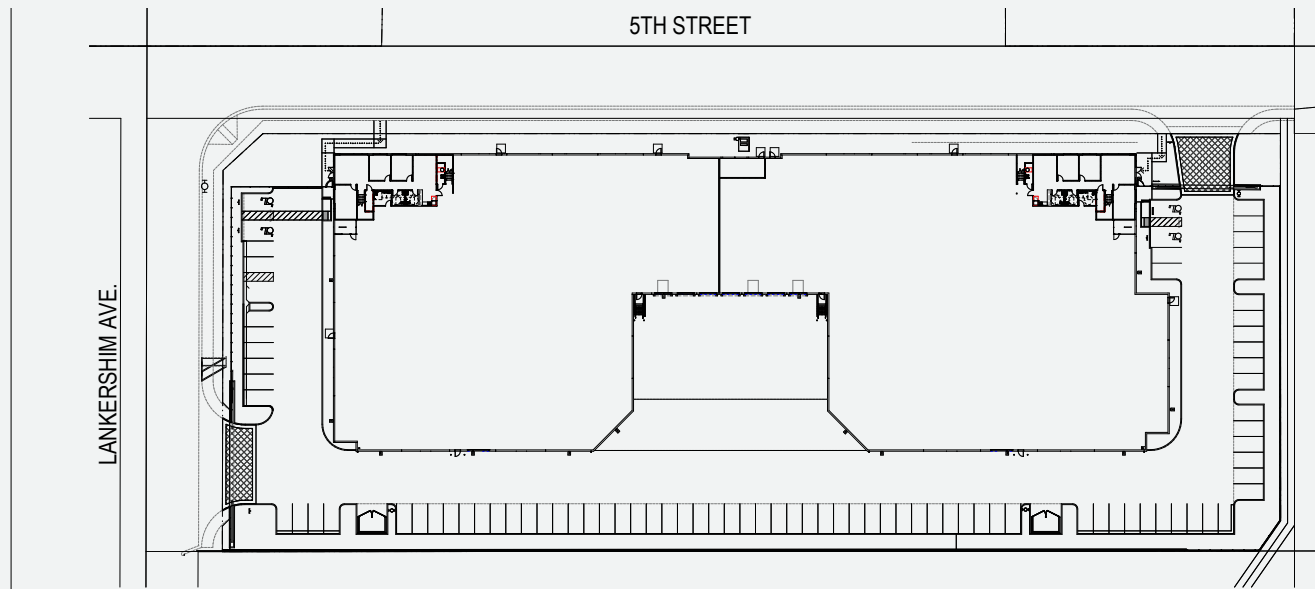
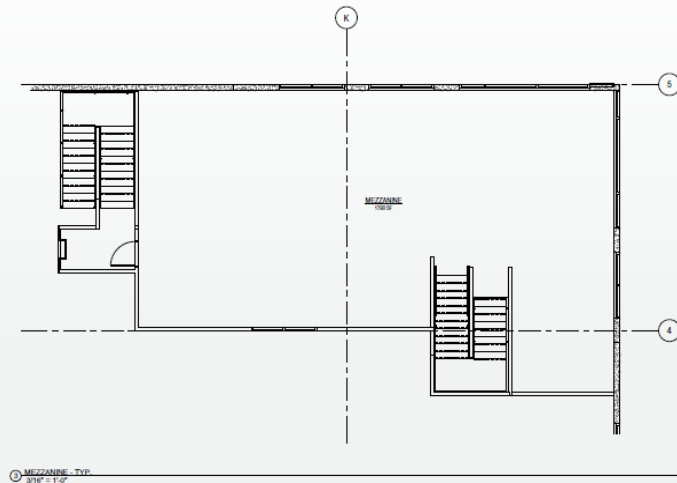
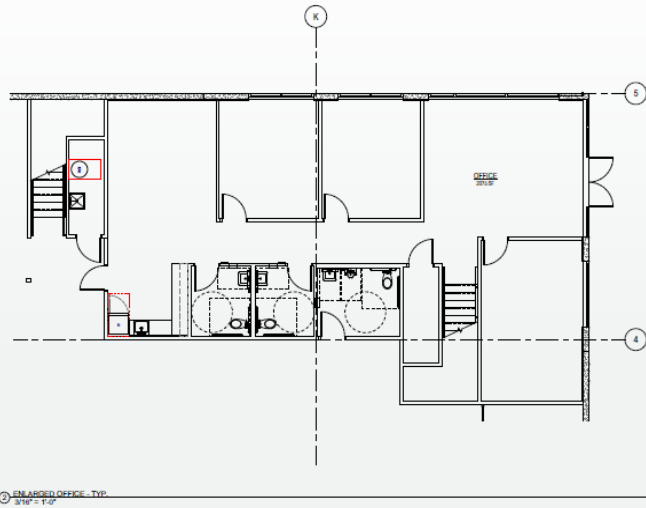
2449 E 5TH ST.

UNIT 101 + 102

Total SF	± 73,073 SF
Office SF	± 7,660 SF (3,520 SF of Mezzanine)
DH Doors	7
GL Doors	2
Loading Dock Apron	120'
Power / Amps	400 AMP Electric Service
Clear Height	30'
Sprinkler	ESFR
Parking	86
Yard	Secured Concrete



SITE PLAN



PHOTOS



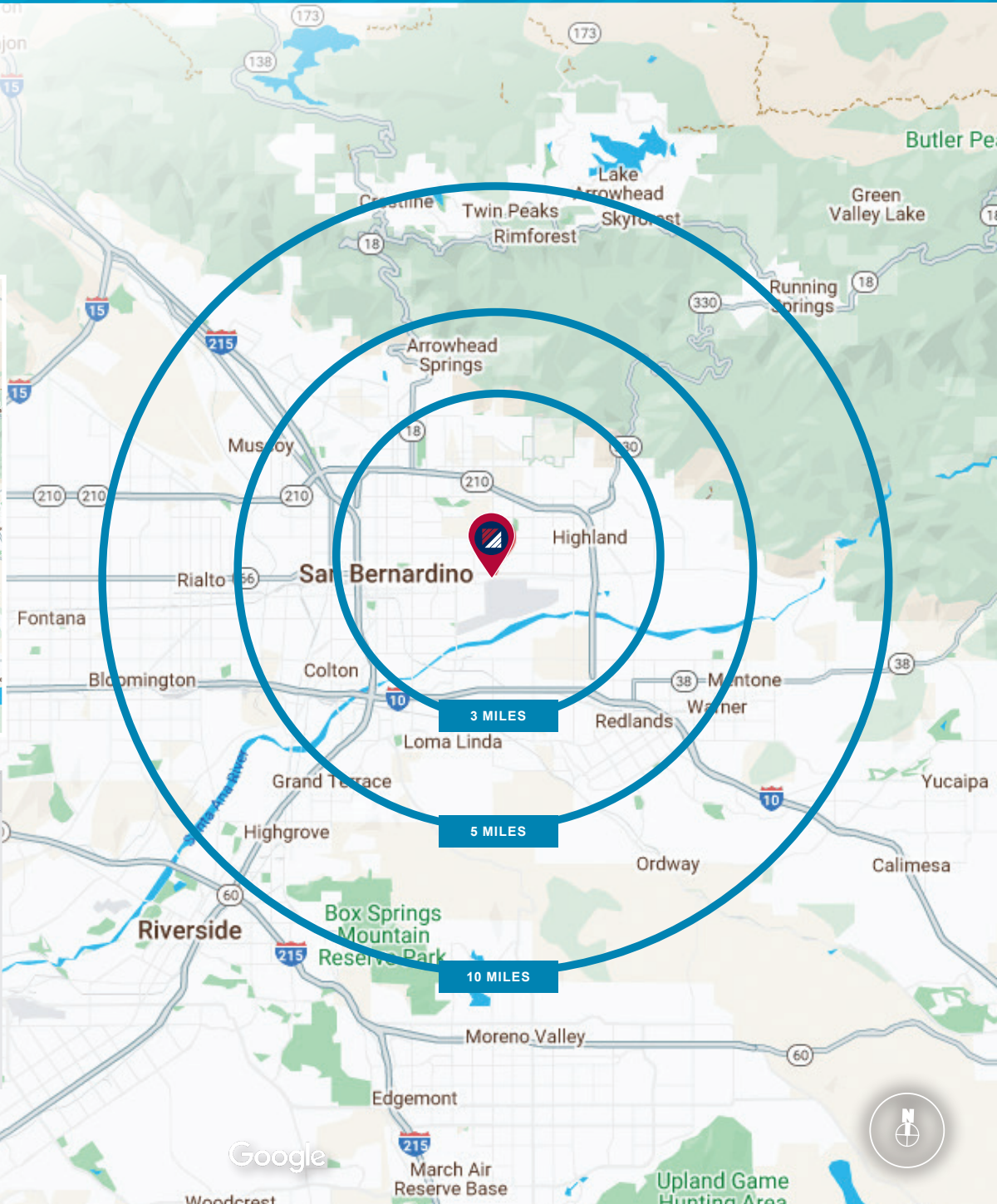
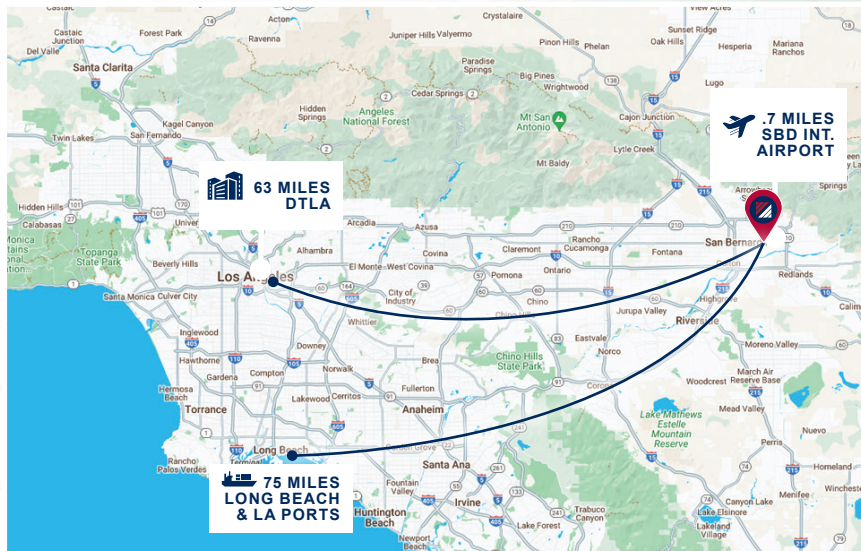
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FOR LEASE

2449 E 5TH ST. UNIT 101 & 102 | SAN BERNARDINO, CA

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



FREEWAY
INTERCHANGE



**SUBJECT
PROPERTY**