



S. WASHINGTON AVE.

E. ENNIS ST.

# FOR LEASE

±1.27 AC OF INDUSTRIAL LAND

162 E ENNIS ST.

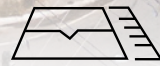
SAN BERNARDINO | CA

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### PROPERTY HIGHLIGHTS



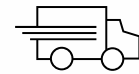
±1.27 AC AVAILABLE



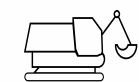
4 PARCELS  
0136-452-11, 0136-452-10  
0136-452-09, 0136-452-07



IL ZONING  
(LIGHT INDUSTRIAL)



GREAT TRUCKING OR CONTRACTORS FACILITY\*



CRUSHED BASE GRAVEL AND FENCE



EASY ACCESS TO I-10 AND I-215

VERIFY ALL USED WITH CITY OF SAN BERNARDINO\*



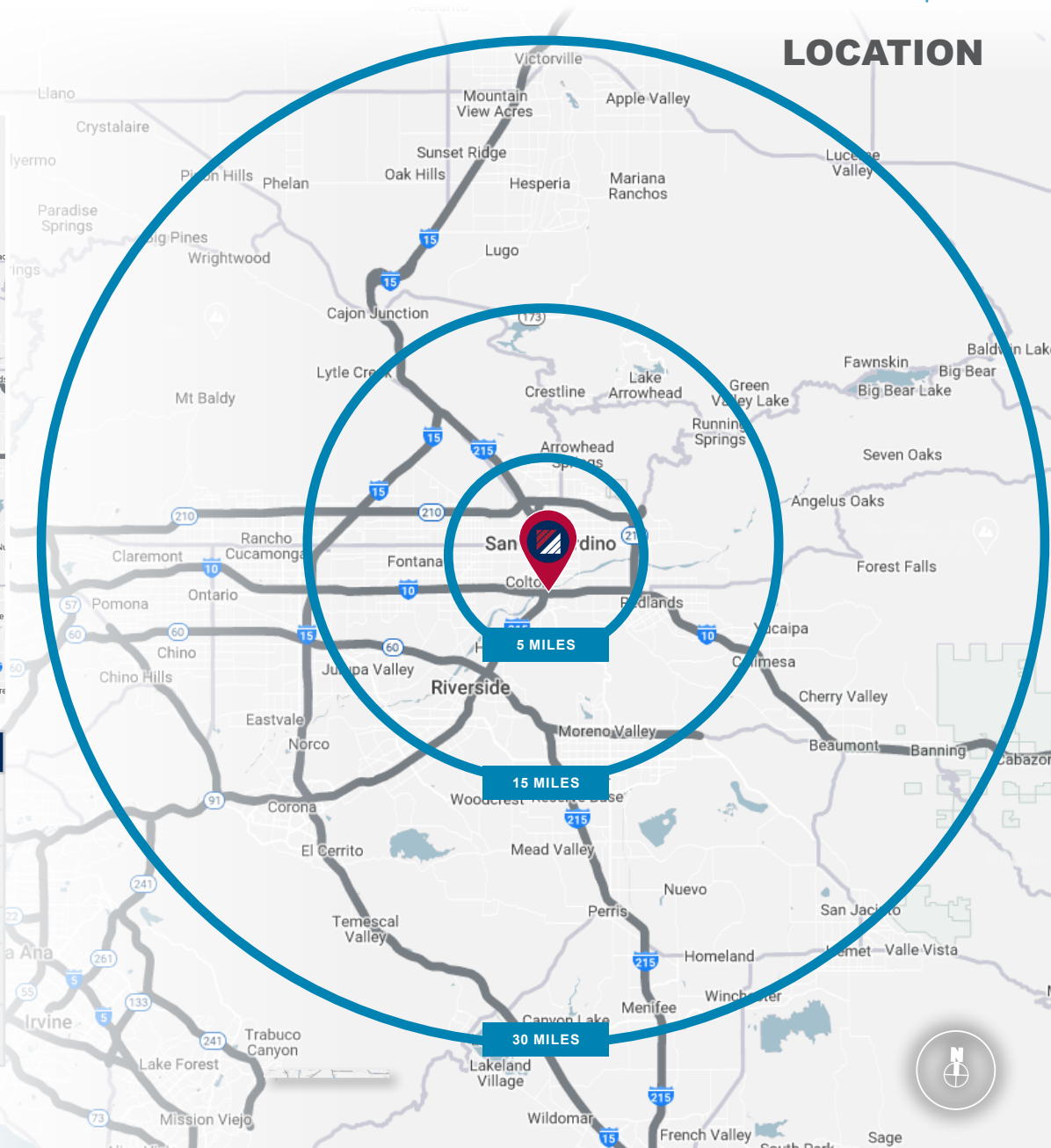
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SAN BERNARDINO | CA

## LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	103,274	294,929	850,330
2023 Population	110,852	320,921	913,423
2028 Population Projection	112,030	325,018	921,200
Avg Household Income	\$61,963	\$67,681	\$82,126
Median Household Income	\$46,363	\$52,810	\$64,828
Total Specified Consumer Spending (\$)	\$882.3M	\$2.7B	\$8.8B

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## DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report

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162 E ENNIS ST.  
SAN BERNARDINO | CA  
LOCAL NEIGHBORS

