

# FOR LEASE

±1.27 AC OF INDUSTRIAL LAND

SEC S WASHINGTON AVE & E ENNIS ST.

SAN BERNARDINO | CA

FOR MORE INFORMATION, CONTACT:

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## PROPERTY HIGHLIGHTS



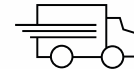
±1.27 AC  
AVAILABLE



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



IL ZONING  
(LIGHT INDUSTRIAL)



GREAT TRUCKING OR  
CONTRACTORS FACILITY\*



CURRENTLY DOING MAKE  
READY IMPROVEMENTS  
(CRUSHED BASE GRAVEL  
AND FENCE)



EASY ACCESS  
TO I-10 AND I-215

VERIFY ALL USED WITH CITY OF SAN BERNARDINO\*

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



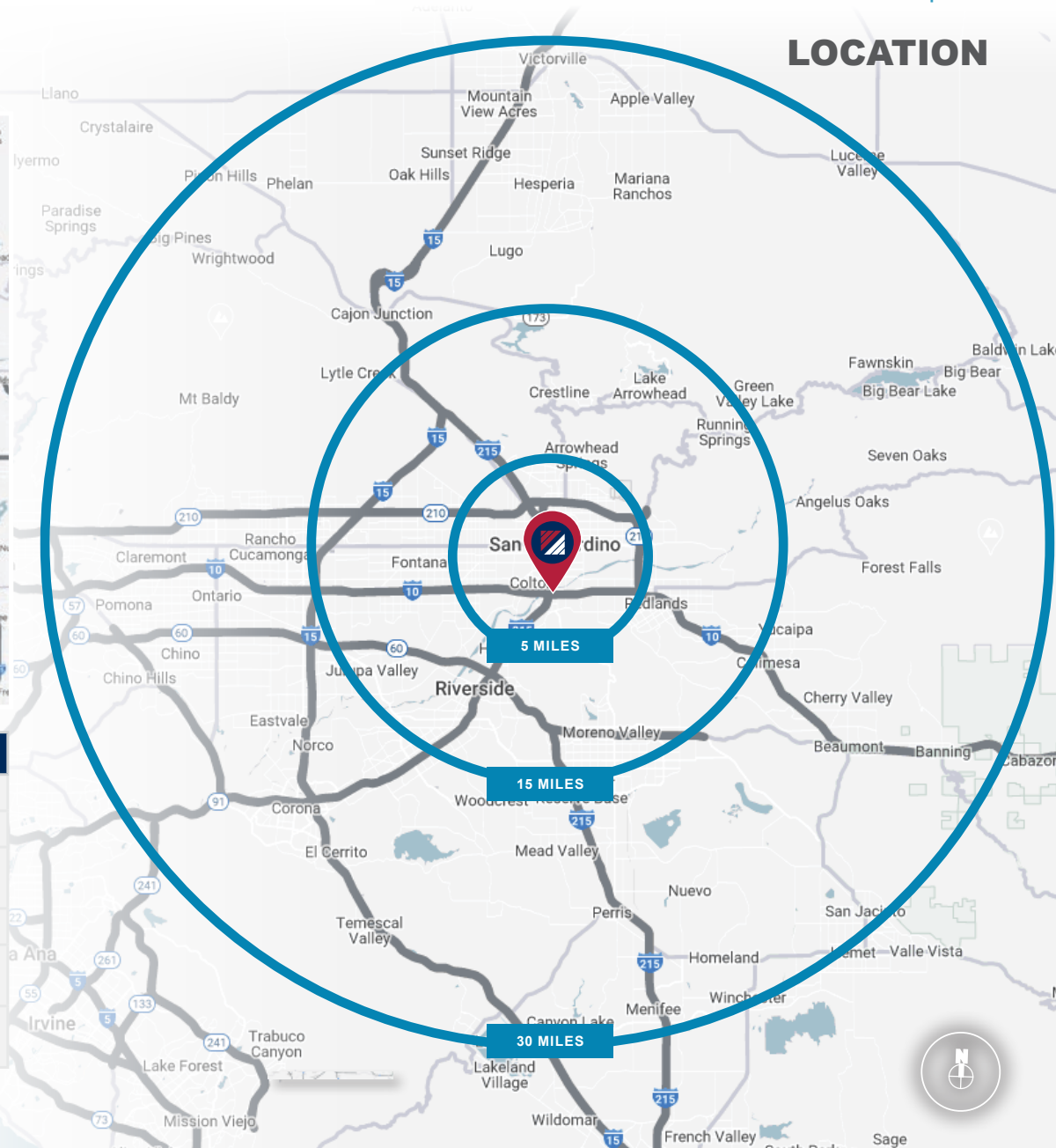
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## LOCATION



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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LOCAL NEIGHBORS

