



# FOR SALE/LEASE

±.92 AC OF INDUSTRIAL LAND

**186 E ENNIS ST.**

SAN BERNARDINO | CA

FOR MORE INFORMATION, CONTACT:

**CODY WOLF**

EXECUTIVE VICE PRESIDENT / PRINCIPAL

P: 909.912.0018 | M: 909.996.5760

E: cody.wolf@daumcommercial.com

CA DRE #01997598

**NICK CANTU**

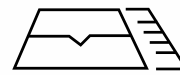
ASSOCIATE VICE PRESIDENT

D: 909.652.9054 | M: 714.787.9454

E: ncantu@daumcommercial.com

CA DRE # 02016719

## PROPERTY HIGHLIGHTS



±.92 AC  
AVAILABLE



±1,320 SF  
BUILDING  
ONSITE



POSSIBLE  
CONTRACTOR/  
OUTDOOR STORAGE  
YARD (VERIFY)



IL ZONING  
(LIGHT  
INDUSTRIAL)

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

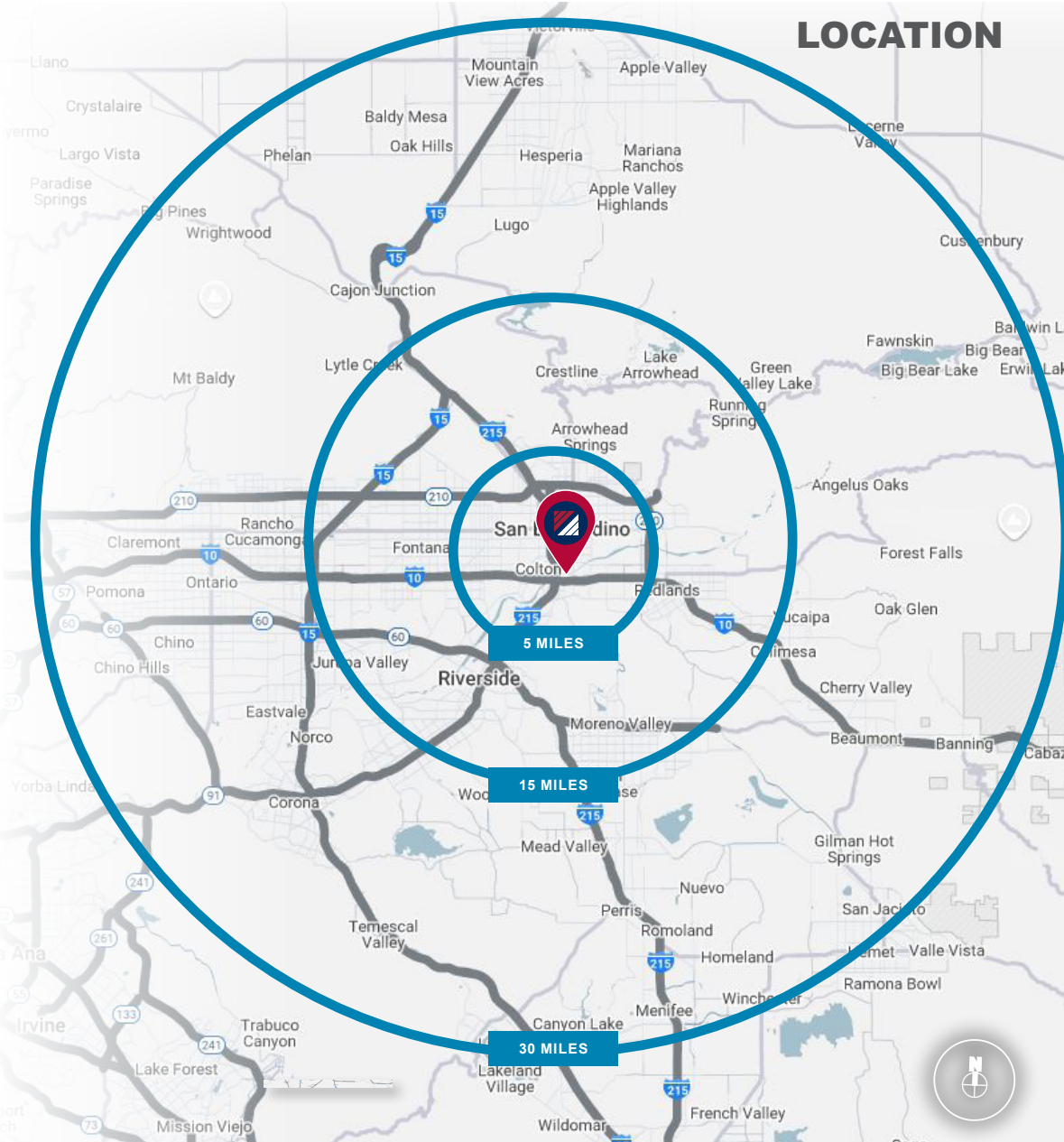


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## LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	105,526	311,869	899,977
2024 Population	106,059	316,443	906,107
2029 Population Projection	107,834	322,456	927,978
Avg Household Income	\$68,391	\$74,117	\$88,758
Median Household Income	\$53,169	\$59,063	\$70,565
Total Specified Consumer Spending (\$)	\$920.1M	\$2.8B	\$9B



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## DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report



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**186 E ENNIS ST.**  
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**LOCAL NEIGHBORS**

