

Available SF: 7,552

Total Building SF: 7,552



Address: 382 E Orange Show Rd, San Bernardino, CA 92408
Cross Streets: E Orange Show Rd / S Waterman Ave
Park Name: Orange Show Business Park

**Orange Show Business Park
 Newer Light Industrial Free Standing Building
 Street Frontage**

Lease Rate/Mo: \$4,456
Lease Rate/SF: \$0.59
Lease Type: Net
Terms: 2-5 Years
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 7,552
Minimum SF: 7,552
Prop Lot Size: 21,780 SF / .5 AC
Yard: Paved
Zoning: IL

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 2006
Sprinklered: Yes
Ground Lvl Drs/Dim: 2 / --
Dock High/Dim: 0 / --
Clear Height: 18
Heat/Cool: None
Roof Type: Verify
A: 400 **V:** 480 **Ø:** 3 **W:** 4
Parking Spaces: 15 / **Bldg Ratio:** 2:1
Rail Service: No
Specific Use: WHSE- Distribution

Office SF / #: 1,500 / 4
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: --
Include In Available: --
Unfinished Mezz: --
Include In Available: --
Possession: Now
To Show: --
Region: Inland Empire East
Thomas Guide: 607-A4
APN#: 0280142390000

Listing Company: TVM Commercial Realty Group - Upland (626) 852-4221

Agents: Frank Artura (626) 852-4221

Property/Listing/Ste #: 717503/1974129/3116200

Listing Date: 11/07/2017

FTCF: CB000N000S000

Notes: Easy show combo lockbox on front door. Call for code. Call broker for commission information. Free Standing Building. Part of industrial park. Paved Yard.