

*For Sale:
Existing Storage/Warehouse Redevelopment
Approx. 5.1 Acres*



1877 Massachusetts Ave.
San Bernardino, CA.
Net Income During CUP Process

Excellent Development/Investment



RE/MAX COMMERCIAL & INVESTMENT REALTY

Wendell Brown 310-825-2516 BRE# 01964372

- Rare find of approximately 5.1 acres continuous lots.
- Personal, boat, RV and vehicle storage currently on lot.
- Intermodal location: interstate, airport, national rail road terminal.
- Ideal Uses: warehouse, storage and contractor's Yard.
- Excellent development or investment property.
- Lease in place is short term with no renewal options, + other owner favorable terms.



- Zoned C1 excellent for storage and/or warehouse.
- San Bernardino County willing to work with developers regarding property.
- Literally, right next to Interstate 215 Freeway.
- 2.8 miles to BNSF rail road intermodal terminal facility (intermodal transfer).
- 5.5 miles to San Bernardino International Airport.
- Excellent Interstate Freeway visibility sign, for advertising.
- In place income producing property, while obtain CUP.



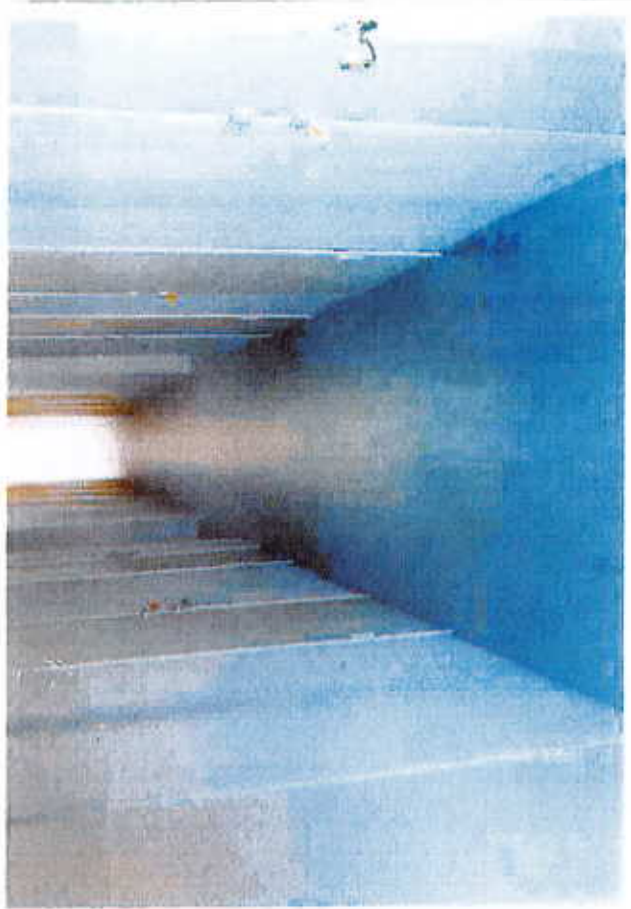
Nationwide Self Storage

1877 Massachusetts Ave., San Bernardino, Ca 92411

Zoned Commercial General C-1

This Investment Opportunity includes the Land, Buildings and Business. The site has been a Storage facility since 1977 and includes approximately 35,318 Sq. Ft. of Buildings with approximately 269 units and 29,637 Sq. Ft of rentable inside storage. There approximately 5.06 Acres of land. Included in this Building Sq. Ft is the office at approx. 264 Sq. ft. And two Managers apartments at approximately 748 each. Also there is approximately 8,400 sq. Ft. of storage containers and 217 open and covered parking spaces.

The project faces the 215 Freeway, with approximately 1,400 feet of freeway frontage and has an 80 ft. tall sign facing the freeway.



Nationwide Self Storage

Building "A":

Lower Floor: Approximately **16,908** Sq. Ft. **

Upper Floor: Approximately **7,200** Sq. Ft. **

24,108 Sq. Ft. **

Building "B":

Single Story: Approximately **2,580** Sq. Ft. **

Building "C":

Single Story: Approximately **4,320** Sq. Ft. **

Building "E":

Single Story: Approximately **2,550** Sq. Ft. **

Office: **264** Sq. Ft. **

Two Apartments: **1,496** Sq. Ft. **

Single Story: Approximately **1,760** Sq. Ft. **

Total Building **35,318** Sq. Ft. **

35,318 Sq. Ft. **

269 units:

Inside Building Rentable: **24,837** Sq. Ft.

Storage Containers "E", "G" **4,800** Sq. Ft.

Total Inside Storage Rentable / Per Owner: **29,637** Sq. Ft.

217 Spaces: Total/Per Owner **53,080** Sq. Ft

Open parking: **54** Spaces

Covered parking: **163** Spaces

Total Land Area/Per County Assessor: **5.06** Acres **220,414** Sq. Ft

** These measurements are approximate, Buyer(s) to verify all aspects of the property, including, but not limited to, Land and Building Square Footage, Zoning and Usage during the Due Diligence period.

See Rental Activity Sheet for number of Rented & Unrented units.





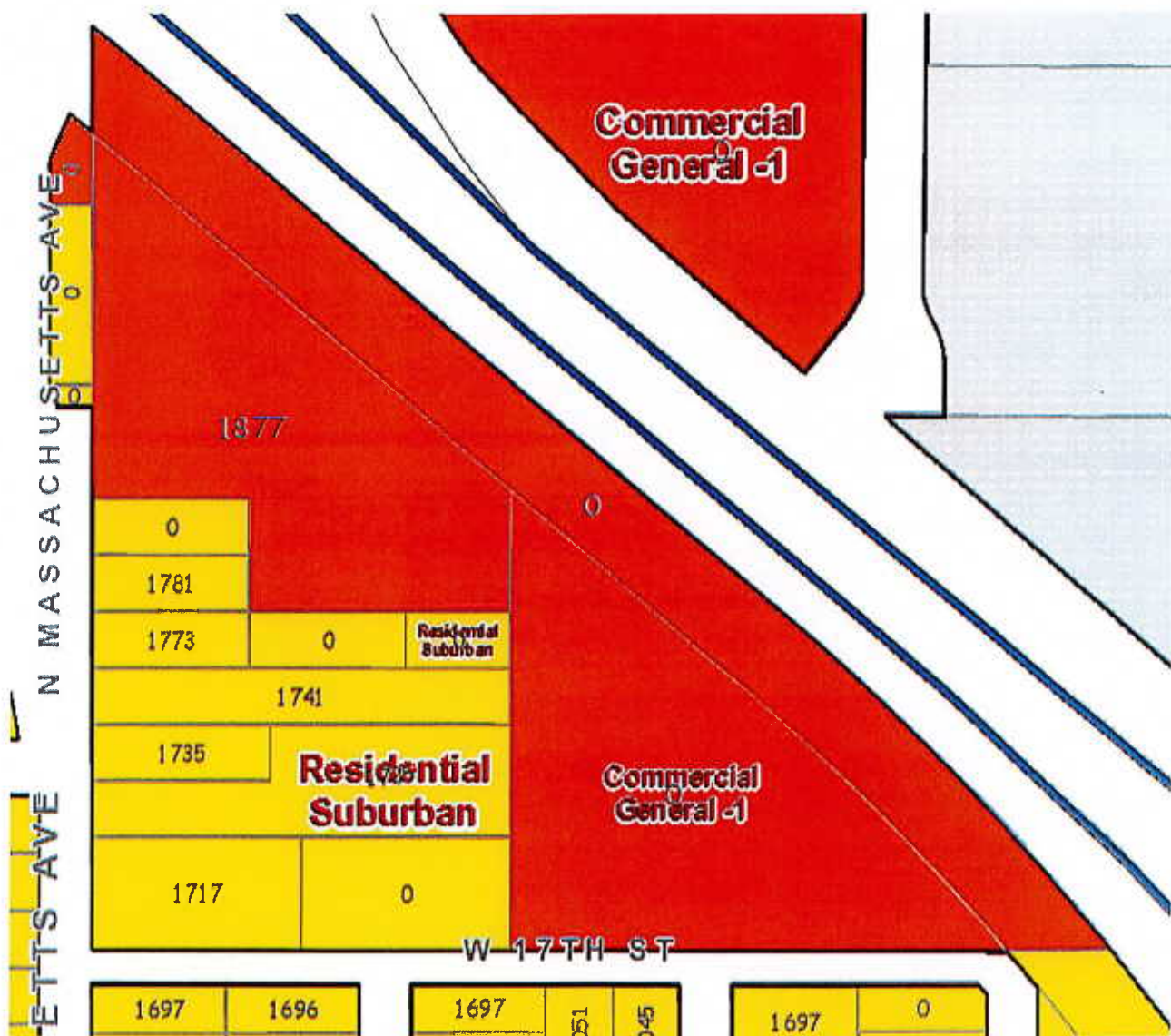




Nationwide Self storage

The property consists of eight parcels:

AP#:	Acres	SQ. Ft.	Zoning	Acres
0144-091-01	2.28	99,316	Commercial GeneralC-1	
0144-091-09	.17	7,405	"	
0144-091-10	1.88	81,893	"	
0144-091-13	.17	7,405	"	
0144-091-14	.11	4,792	"	4.61
0144-061-36	.06	2,614	Residential Suburban	
0144-061-10	.35	15,246	"	
0144-081-27	.04	1,742	"	.46
<u>Total</u>	<u>5.06</u>	<u>220,412</u>		<u>5.06</u>



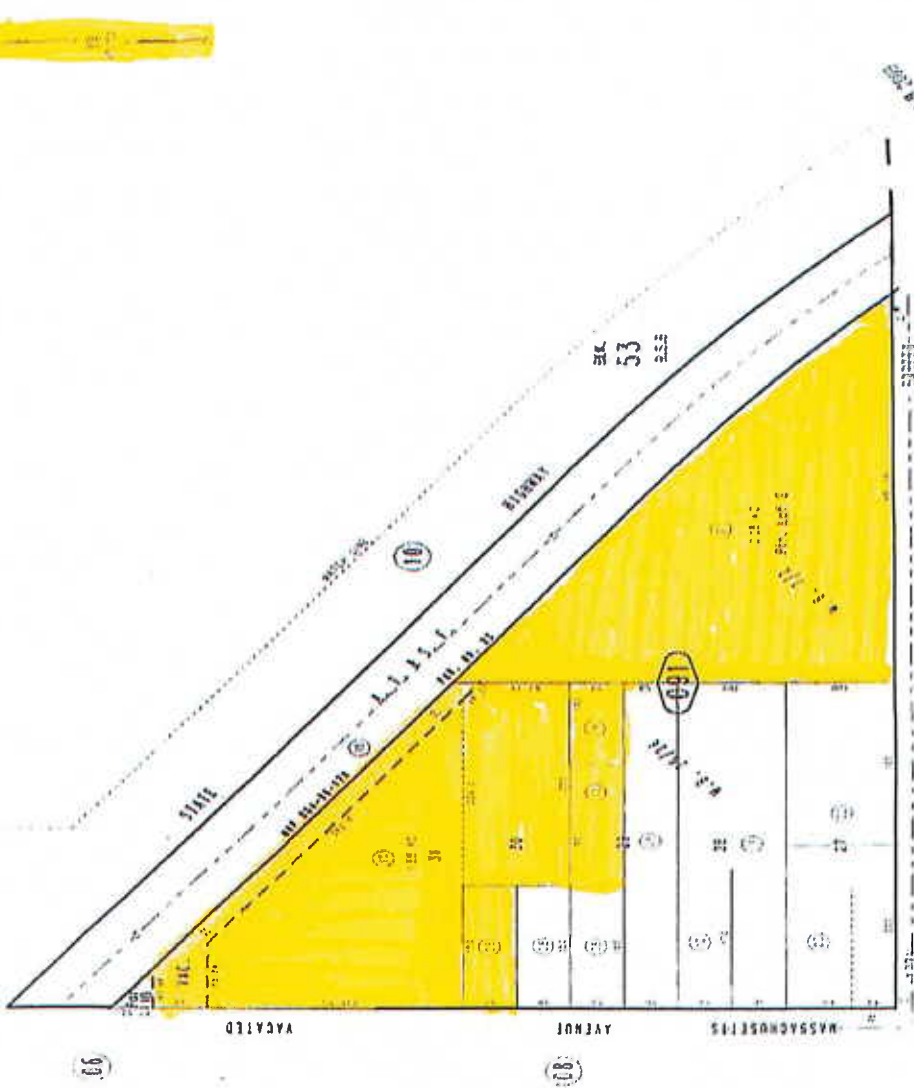


Assessor Map

City of San Bernardino
Tax Rate Area
7001



Pln. Rancho San Bernardino
M.B. 7/2



Assessor's Map
Book 014 Page 09
San Bernardino County

July 2014

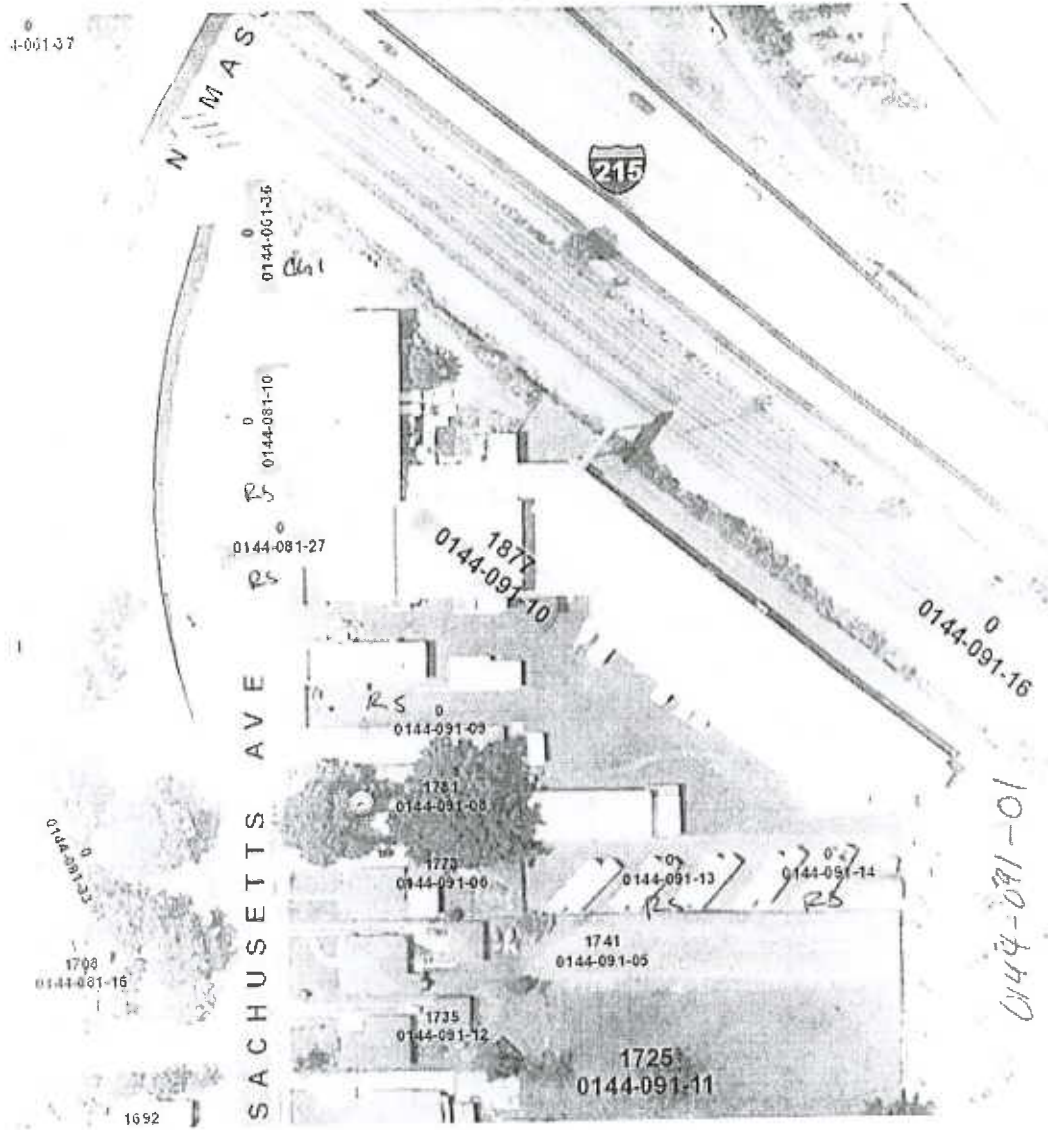
Prepared On: 01/07/2014

stewart title

1001 E. Colorado Street, Suite 400, San Bernardino, CA 92410

Zoning & GFLU Map

0144-091-37 0144-061-36 0144-081-10 0144-081-27 0144-091-09 0144-091-10 0144-091-11 0144-091-12 0144-091-13 0144-091-14 0144-091-16 0144-091-01



GENERAL NOTES

1. ALL MEASUREMENTS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ADDRESS

1177 MASSACHUSETTS AVENUE
SAN BERNARDINO, CA 92411

LEGAL DESCRIPTION

SECTION 14, T4S, R11E, S4E, CALIFORNIA
RANGE 11E, T4S, R11E, S4E, CALIFORNIA
NO. 100 FILED IN MAP BOOK 26, PAGE 24
ACCORD TO SAN BERNARDINO COUNTY, CALIFORNIA

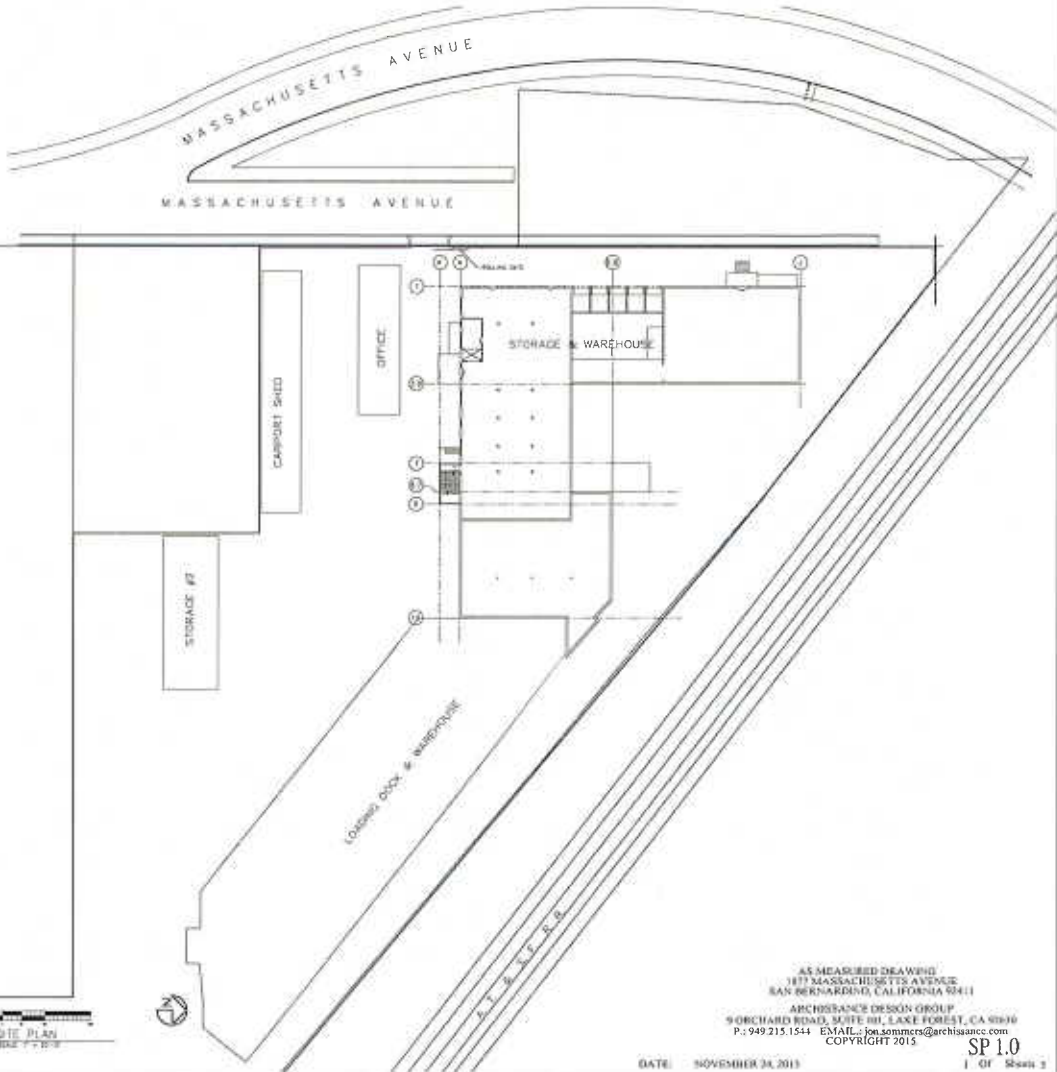
BUILDING SUMMARY

307,101 S.F. OF TOTAL BUILDING FOOTPRINT
OFFICE, STORAGE & WAREHOUSE
CONSTRUCTION COST: \$1,200,000.00
CONSTRUCTION TYPE: CONCRETE

PLANNING SUMMARY

USE: B-1 (OFFICE)
HEIGHT: 15.00 FT.
AREA: 307,101 S.F.
FORM: COMMERCIAL BUILDING

VICINITY MAP



AS MEASURED DRAWING
1177 MASSACHUSETTS AVENUE
SAN BERNARDINO, CALIFORNIA 92411
ARCHISSANCE DESIGN GROUP
908 CHARD ROAD, SUITE 101, LAKE FOREST, CA 92506
P: 949.215.1544 EMAIL: joe.sommers@archissance.com
COPYRIGHT 2015

DATE: NOVEMBER 24, 2015

SP 1.0
1 OF 2 SHEETS