

LAND FOR LEASE

215 TRUCK YARD

878 W. HAZEL AVE, SAN BERNARDINO, CA 92410



9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

COMMERCIAL REAL ESTATE

Presented By:

BILL FAULKNER

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CalDRE #02068702

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	\$5,500.00 per month (MG)
Available SF:	24,394 SF
Lot Size:	0.56 Acres
Zoning:	Light Industrial

PROPERTY OVERVIEW
Three year lease term preferred. Offering at \$5,500.00 per month.

- PROPERTY HIGHLIGHTS**
- Fenced and flat
 - Three gated entrances
 - Slagged
 - Prior use truck/equipment storage
 - Freeway close
 - Zoned light industrial
 - Available August 5th, 2022

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ADDITIONAL PHOTOS

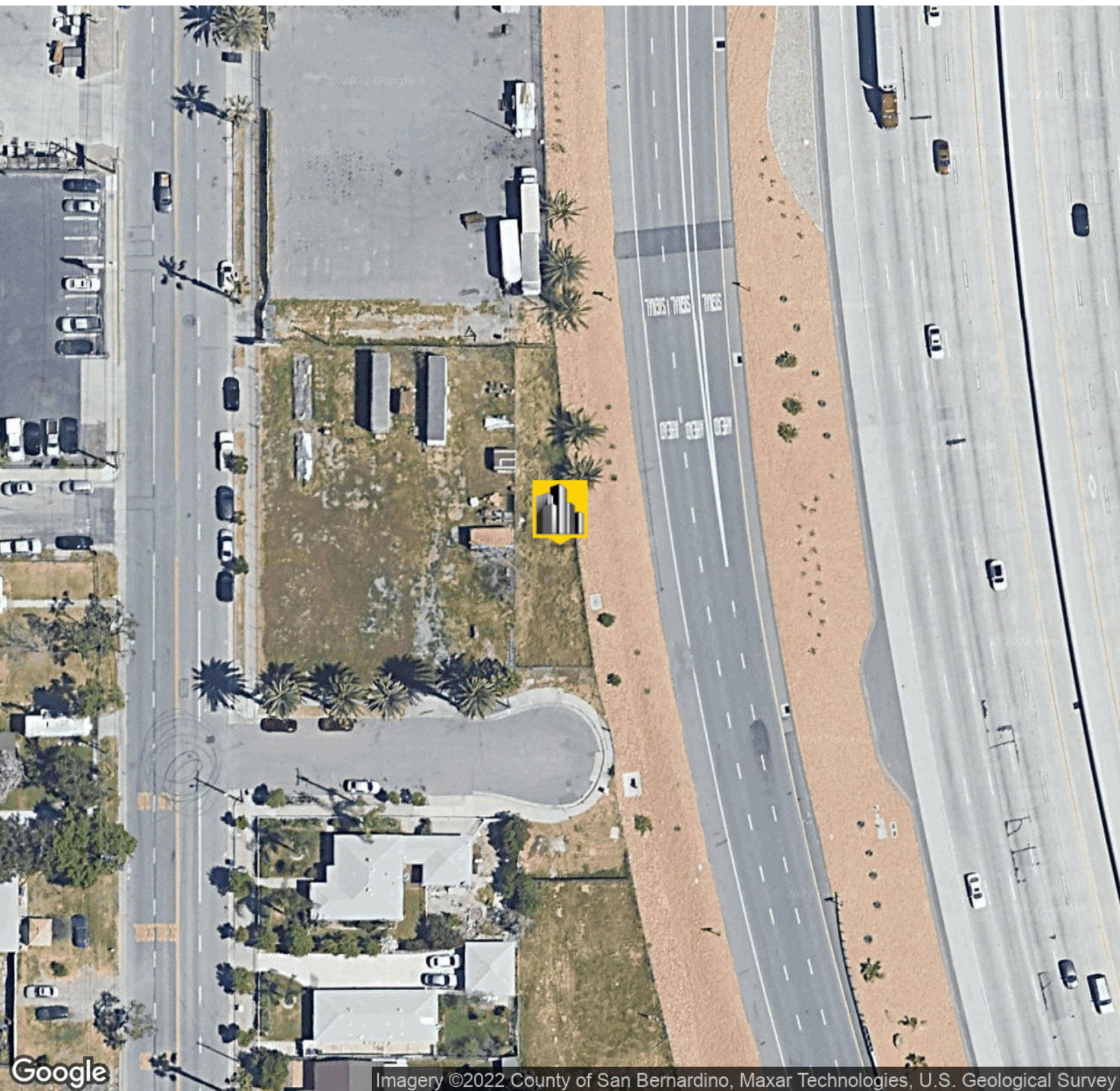


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LOCATION MAP



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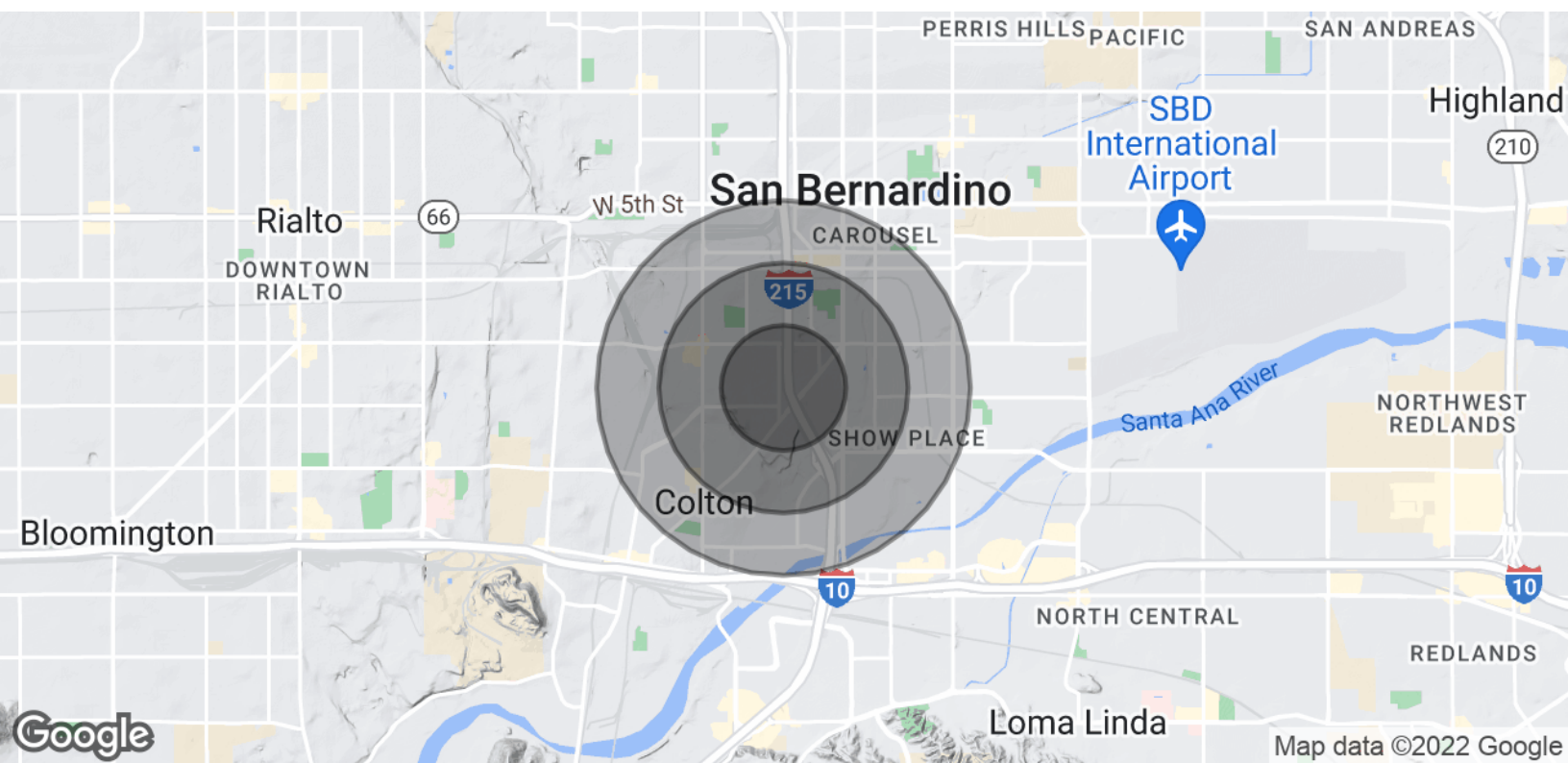


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,508	9,488	13,490
Average Age	35.7	32.0	31.8
Average Age (Male)	37.0	32.4	31.5
Average Age (Female)	32.9	33.9	33.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	498	3,060	4,370
# of Persons per HH	3.0	3.1	3.1
Average HH Income	\$58,889	\$47,370	\$46,959
Average House Value	\$458,577	\$293,881	\$339,950

* Demographic data derived from 2020 ACS - US Census

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