

# JUST LISTED FOR LEASE

SF: 9,839 SF

Quasi Retail/Ind  
Fenced Yard/Parking  
Fully Renovated

140 S. Arrowhead Ave, San Bernardino



**Asking: \$1.50/sf NNN**

140 S Arrowhead Avenue was fully renovated within the past year including new showroom/offices, HVAC, Title 24/ADA compliant, new slurry coat and striping in parking lot.

The lot size is .90 acres (39,204 sf) and lends itself to a wide variety of uses that may require yard for equipment/vehicle storage or heavy employee parking needs.

The space can be made available with as little as 30 days notice. The building is currently occupied by the seller.



**Kevin Peixoto**

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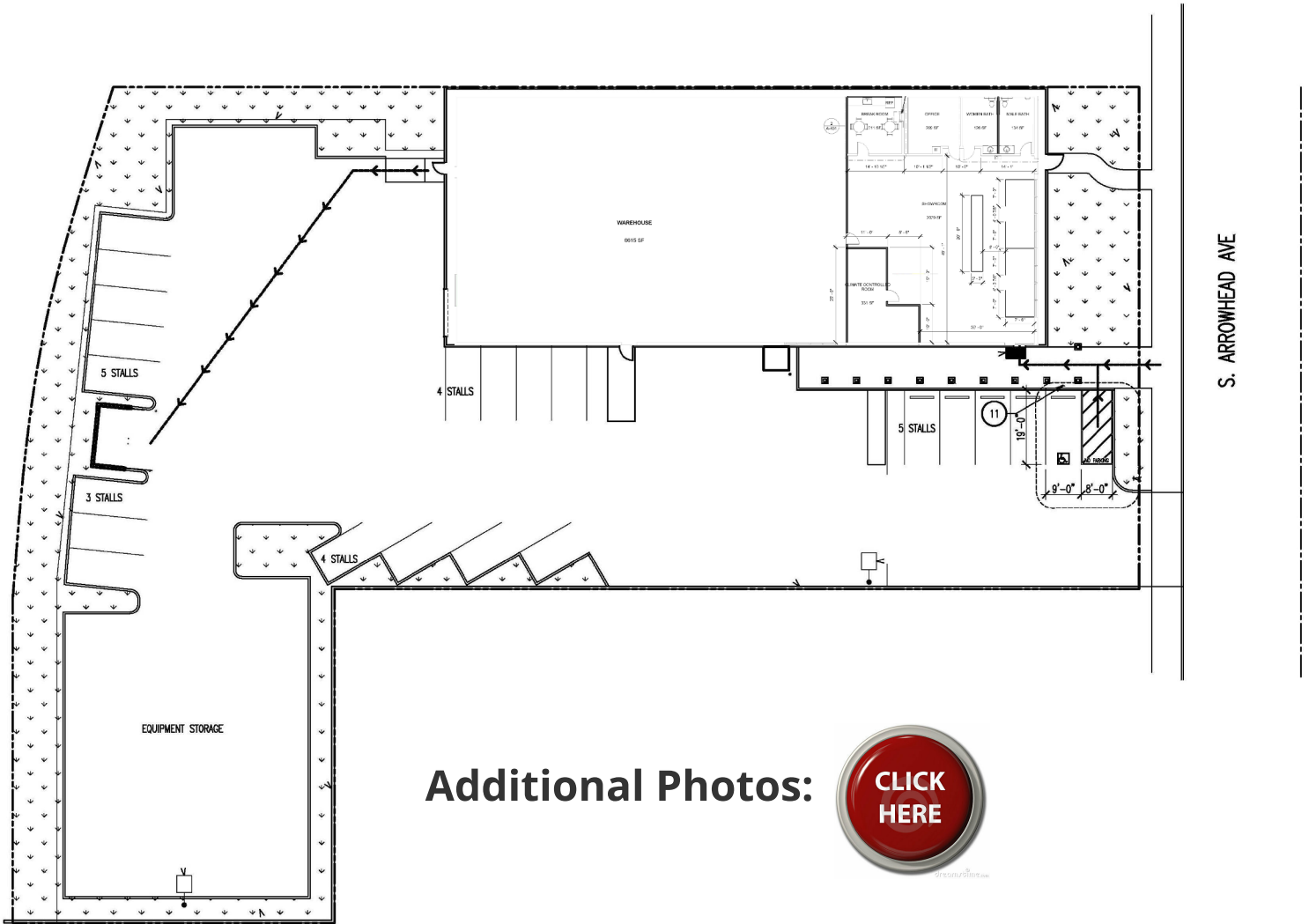
**Additional Photos:**



90 Railway Ave, Campbell, CA 95008

**FOR LEASE**

**140 S. Arrowhead Ave, San Bernardino**



**Additional Photos:**



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