

# PRIDE AUTOMOTIVE CAMPUS & REDEVELOPMENT OPPORTUNITY

25046 & 25050 3rd Street, Highland, CA 92346

Offering Price: \$4,995,000



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MGA Associates

## Executive Summary

3.89± acre automotive campus with service bays and office, adjacent to San Bernardino International Airport with redevelopment upside. 3<sup>rd</sup> Street is considered the gateway to Highland. Tippecanoe St. is a major north south artery serving commerce and residents.

## Investment Highlights

- Automotive Facility
- Industrial Outdoor Storage
- Fleet Maintenance
- SB Intl' Airport Proximity
- \* Situated in the premier Inland Empire logistics and Industrial corridor
- Redevelopment Potential
  
- \* Business Available Separately
- \* Cell Tower Excluded



## Redevelopment Potential

Automotive Campus, Contractor Yard, Light Industrial and Commercial zone.



APN: 0279-151-23  
0279-151-36  
0279-151-40  
0279-141-67

Showing by appointment only  
Do not disturb occupants

### Acquisition Opportunity

Control strategic real estate and operating business platform with Pride Automotive operations. Available under separate agreement.



## Location Advantages

Near I-10, I-215, SR-210 and San Bernardino International Airport.

## Inland Empire Market

One of the nation's premier logistics and industrial markets with 4.6 million population in San Bernardino and Riverside counties.

## Highland Demographics

Strong labor force serving logistics, transportation, construction and Automotive sectors.

Surrounded by major distribution, warehouse and manufacturing facilities.



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### Contact Information

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