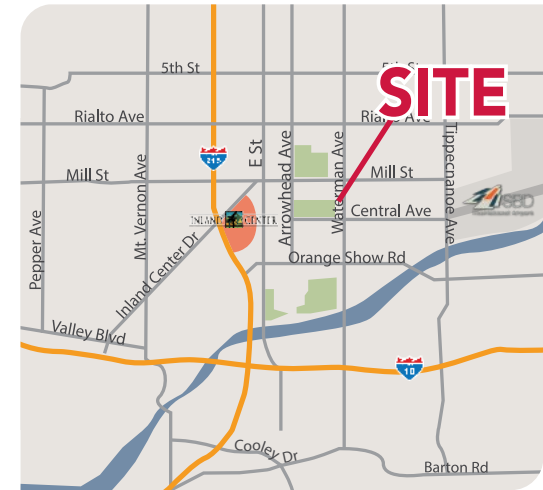


**CALL BROKER TO SHOW,
DO NOT DISTURB TENANT**

F O R L E A S E

±9,363 SF INDUSTRIAL BUILDING



PROPERTY FEATURES

- Waterman Avenue Frontage
- ±9,363 SF Great Freestanding Building on a ±0.68 Acre Site
- ±825 SF of Office
- Fenced Yard
- 400 Amp Electrical Service
- Fire Sprinklers
- Sky Lights
- OIP Zoning – City of San Bernardino
- Available August 1, 2026

**642 S. WATERMAN AVENUE,
SAN BERNARDINO, CA 92408**

**WATERMAN PLACE
BUSINESS CENTER**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

HERRICK JOHNSON
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HJOHNSON@LEERIVERSIDE.COM

ALEX SMITH
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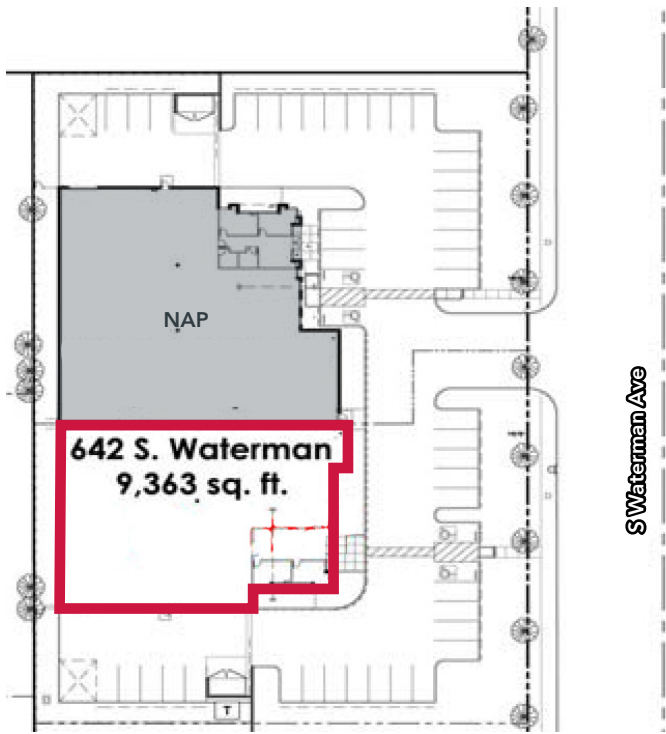
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WATERMAN PLACE BUSINESS CENTER

642 S. WATERMAN AVENUE,
SAN BERNARDINO, CA 92408



FLOOR PLAN



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