

FOR LEASE

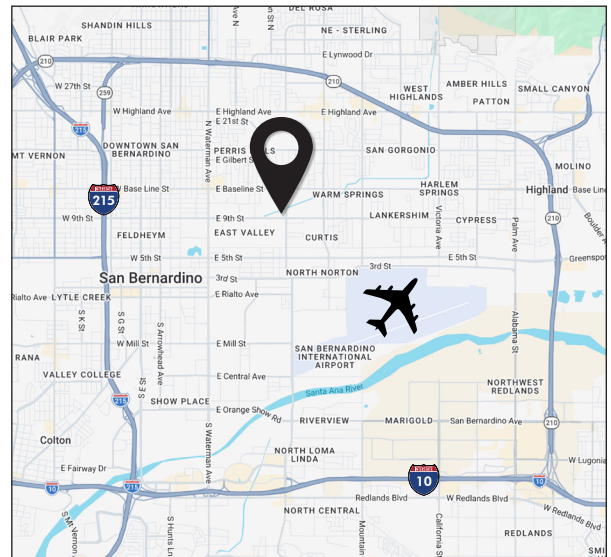
MULTI-TENANT INDUSTRIAL BUILDINGS WITH SUITES FROM ±533 SF TO ±2,240 SF

ABORN BUSINESS PARK

1180 E 9TH ST, SAN BERNARDINO, CA 92410

PROPERTY HIGHLIGHTS

- Multi-Tenant Automotive and Industrial Business Park
- Units Ranging from 533 Sq. Ft. To 2,260 Sq. Ft.
- Private Restrooms in Each Suite
- Typical Office Build Out is 10-20%
- Ground Level Loading Doors
- Concrete Block Construction
- Built in 1988
- Strategically located near I-215 and I-10 Freeways
- Close Proximity to San Bernardino International Airport



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GUY LAFERRARA
Senior Vice President
CalDRE 01012355
949.790.3115
glaferrara@leeirvine.com

TRAVIS BARNETT
Associate
CalDRE 02069500
949.790.3145
tbarnett@leeirvine.com

NIC YOCUM
Associate
CalDRE 02229281
951.276.3677
nyocum@lee-associates.com

COLE YOCUM
Associate
CalDRE 0225598
951.276.3650
cole@lee-associates.com



BUILDING A (AUTOMOTIVE UNITS)

SUITE	SIZE	RATE	TOTAL MONTHLY	COMMENTS
A-4	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now
A-5	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now
A-9	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL door. Vacant and Available Now
A-10	2,016 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$2,520.00	One GL door. Vacant and Available Now
A-14	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now
A-15	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now
A-18	2,240 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$2,800.00	One GL Door. Vacant and Available Now
A-21	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now
A-22	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now
A-23	1,008 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$1,385.00	One GL Door. Vacant and Available Now





BUILDING B (NON-AUTOMOTIVE UNITS)

SUITE	SIZE	RATE	TOTAL MONTHLY	COMMENTS
B-6	533 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$666.25	One GL Door. Vacant and Available Now
B-7	533 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$666.25	One GL Door. Vacant and Available Now
B-12	533 SF	\$0.83/SF + \$0.42/SF NNN Expense	\$666.25	One GL Door. Vacant and Available Now



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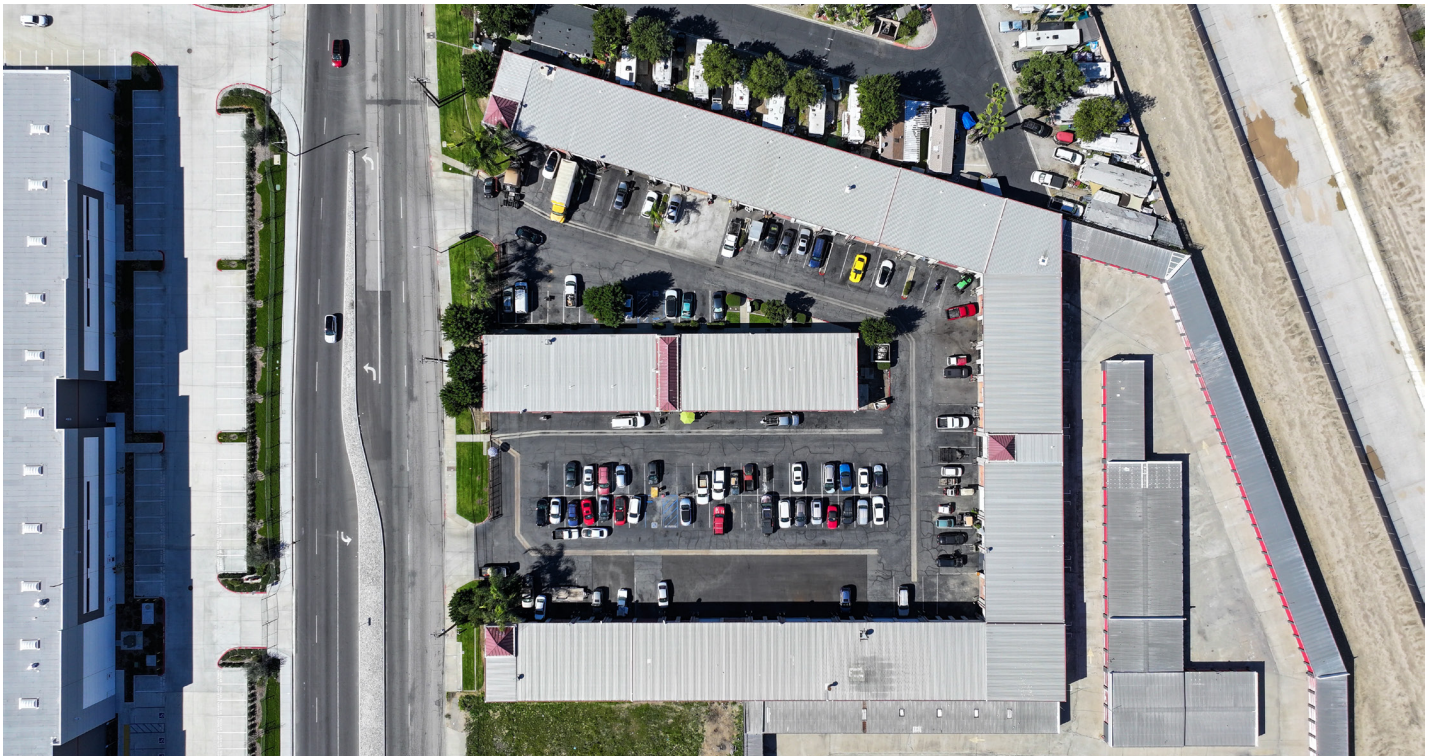
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tbarnett@leeirvine.com

NIC YOCUM
Associate
CalDRE 02229281
951.276.3677
nyocum@lee-associates.com

COLE YOCUM
Associate
CalDRE 02225598
951.276.3650
cole@lee-associates.com



PROPERTY IMAGES



GUY LAFERRARA
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CalDRE 01012355
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TRAVIS BARNETT
Associate
CalDRE 02069500
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