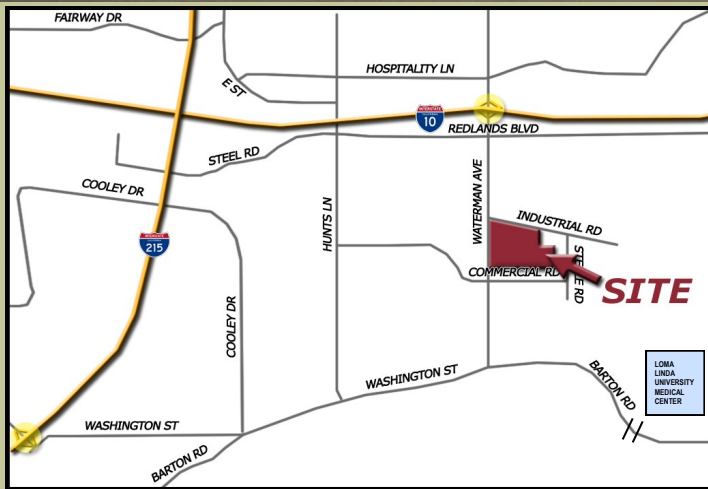


WATERMAN
BUSINESS
CENTER

B210 OFFICE/FLEX UNIT
With Climate-Controlled Warehouse
▪ **FOR LEASE ▪ \$3,764/MO MG**
2,068 SQUARE FEET

328 & 350 EAST COMMERCIAL ROAD, SAN BERNARDINO/LOMA LINDA



LOCATION:

- ◆ Building Signage
- ◆ Waterman Ave. Frontage (+/- 25,000 average daily traffic)
- ◆ 1/4 mile to/from Interstate 10. One mile to/from I-215
- ◆ Close to plentiful Hospitality Lane Amenities
- ◆ Loma Linda or San Bernardino Post Office Address
- ◆ FIOS fiber optic internet services available
- ◆ High Quality Professional Tenant Base



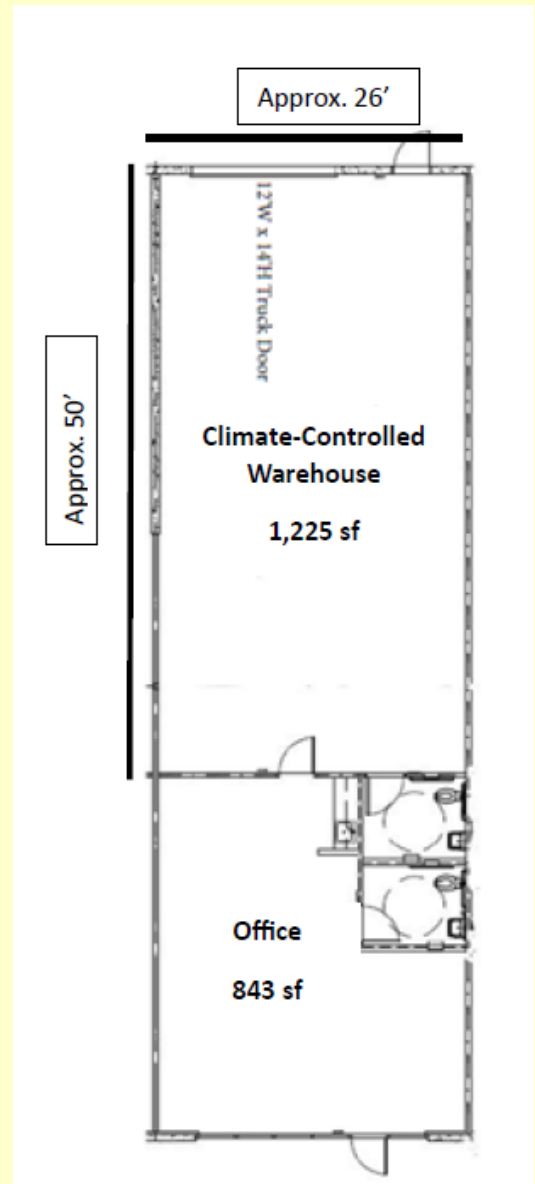
SEVENTH STREET DEVELOPMENT

Seventh Street Development, Inc.
Scott Furniss (CA DRE#02069135)
Craig Furniss (CA DRE#01057073)

(562) 427-7718/ (562) 427-7724

WATERMAN BUSINESS CENTER

B210 Commercial Office/Flex Unit For Lease
Climate-Controlled Warehouse & Private Restrooms
2,068 Square Feet



Seventh Street Development, Inc.

Scott Furniss
(CA DRE#02069135)
(562) 427-7724

Craig Furniss
(CA DRE#01057073)
(562) 427-7718



FEATURES:

- ◆ Climate-Controlled warehouse area
- ◆ Onsite Management by owner
- ◆ Nightly security patrols
- ◆ Up to 4 per 1000 SF parking ratio
- ◆ Secure truck yard with motorized gates and personal access code
- ◆ FIOS fiber optic internet/data services available
- ◆ Ample TI Allowance Available
- ◆ Building Signage
- ◆ 14-16.5' Warehouse Clear Height with One 12'W x 14'H truck door.