

424

424 - 432 SOUTH I STREET
SAN BERNARDINO, CA 92410

For Sale or Lease



Alex Liu
Vice President
626.757.2684
alex@gatewaygroupcre.com
CalDRE #02204886



SOUTHBAY FOUNDRY

San Bernardino
Valley College

SPERRY
SPERRY COMMERCIAL GATEWAY



CIRCLE K



For Sale
Or
Lease

20,074 SF
31,900 Lot

W Mills St

INTERSTATE
215

SI St

WHITE CAP

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Freestanding ±20,074 SF light industrial building available for sale or lease, located just off the I-215 freeway in San Bernardino's established industrial corridor. The property features a functional 2-story office/mezzanine component, truck well loading, five drive-in doors, ±400A 480V power (verify), fire sprinklers, and strong access for logistics, contractor, or fleet-oriented users. Surrounded by regional operators including OmniTrans and White Hat Industrial.

PROPERTY HIGHLIGHTS

- ±20,074 SF light industrial building with 2-story office/mezzanine component
- Truck well loading, five drive-in doors, sprinklered, ±400A 480V power
- Available for sale or lease at \$0.80/SF, located just off the I-215 near OmniTrans and White Cap

OFFERING SUMMARY

Sale Price:	\$3,599,999
Lot Size:	31,900 SF
Building Size:	20,074 SF
Lease:	\$0.80 NNN

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	783	2,545
Total Population	529	2,804	8,914
Average HH Income	\$64,500	\$65,409	\$67,644

Property Description



PROPERTY DESCRIPTION

Freestanding $\pm 20,074$ SF light industrial building available for sale or lease, located just off the I-215 freeway in San Bernardino's established industrial corridor. The property features a functional 2-story office/mezzanine component, truck well loading, five drive-in doors, $\pm 400A$ 480V power (verify), fire sprinklers, and strong access for logistics, contractor, or fleet-oriented users. Surrounded by regional operators including OmniTrans and White Hat Industrial.

LOCATION DESCRIPTION

Located on S I St directly off the I-215 freeway, the property sits in San Bernardino's established light industrial corridor with strong regional access. The site is in close proximity to the BNSF Intermodal Center and San Bernardino International Airport, supporting logistics, contractor, fleet, storage, and industrial users. The property is zoned Light Industrial and surrounded by established industrial operators, including OmniTrans and White Hat Industrial.

Complete Highlights



PROPERTY HIGHLIGHTS

- ±20,074 SF light industrial building with 2-story office/mezzanine component
- Truck well loading, five drive-in doors, sprinklered, ±400A 480V power
- Available for sale or lease at \$0.80/SF, located just off the I-215 near OmniTrans and White Cap



Additional Photos

SITE PLAN



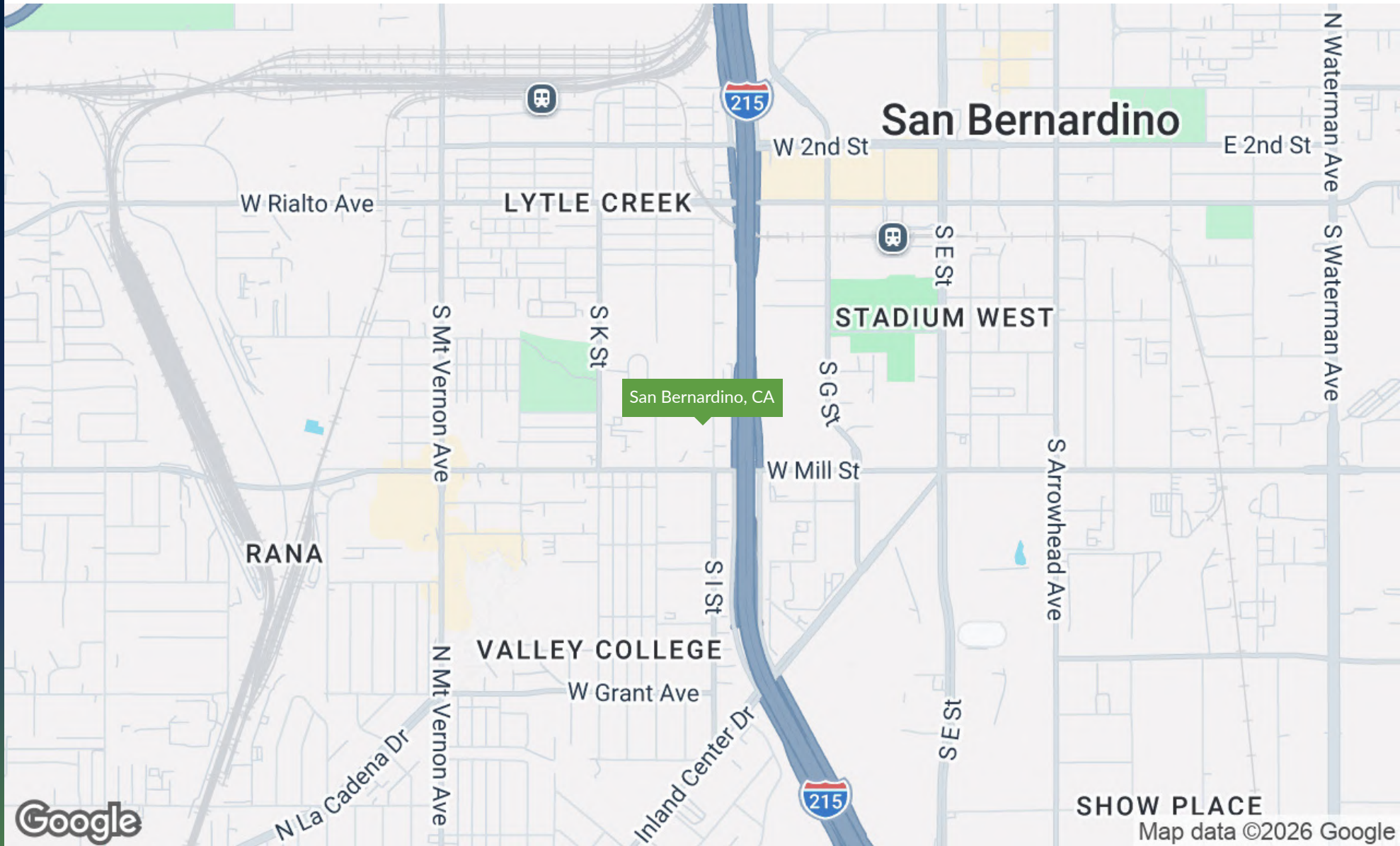
Floor Plan Not



SECTION 2

LOCATION INFORMATION

Regional Map



Aerial Map



SECTION 3

DEMOGRAPHICS



Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	529	2,804	8,914
Average Age	39.7	35.7	35.0
Average Age (Male)	35.4	36.0	35.3
Average Age (Female)	46.9	36.8	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	783	2,545
# of Persons per HH	4.1	3.6	3.5
Average HH Income	\$64,500	\$65,409	\$67,644
Average House Value	\$299,797	\$278,248	\$288,986

2023 American Community Survey (ACS)

