

630 S. Waterman Ave.
San Bernardino, CA 92408

11,315 Mfg/Dist SF For Lease: \$1.20/SF GRS Per Month



LOCATION

Market:	East Valley
Sub-Market:	San Bernardino
County:	San Bernardino
Complex:	Waterman Place
Parcel Number:	0136-401-77-0000
Map Page:	606 J3

AVAILABILITY

Type:	Lease	Time on Market:	0 days	Tenancy Type:	Direct
On Market Date:	04/01/2026				

COMMENTS

Public: Available 6/1/2026. Street Frontage On Waterman Ave. Fully Sprinklered. Fenced Yard.

FINANCIAL

Asking Rate:	\$1.20/SF/MO	Asking Rate Type:	GRS
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PARKING

Parking Ratio:	2
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UTILITIES

Amps:	400	Volts:	277/480	Phase:	3
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BUILDING

Property Type:	Industrial	Construction Status:	Existing	Ceiling Max Height:	0'0"
Building SF:	11,315	Year Built:	2006	Drive In Doors:	1
Industrial SF:	9,626	Construction Type:	CTU	Dr In Doors (HxW):	12x14
Office SF:	1,689	Skylight:	Yes	Total Doors:	1
Mezzanine SF:	952	Sprinkler:	Yes	Rail Status:	Unavailable
Primary Use:	Mfg/Dist	Ceiling Min Height:	18'0"	Rail Line:	None

SITE

Acre(s):	0.71	Zoning:	Fenced & Paved	Rail Line:	None
Square Feet:	30,812	Rail Status:	Unavailable		

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CONTACTS

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