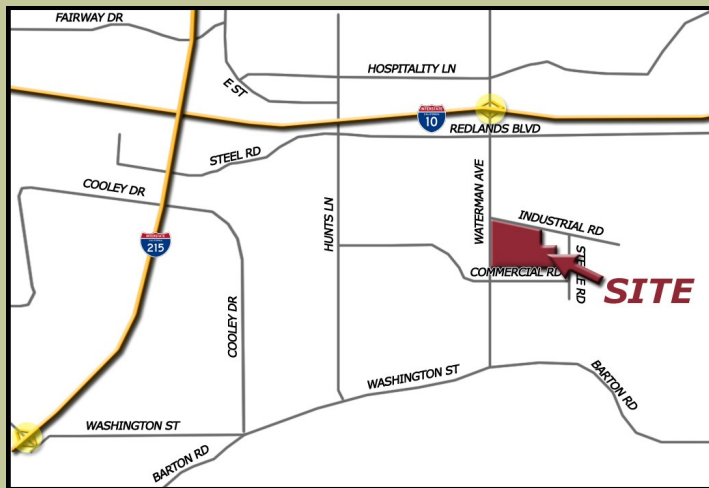


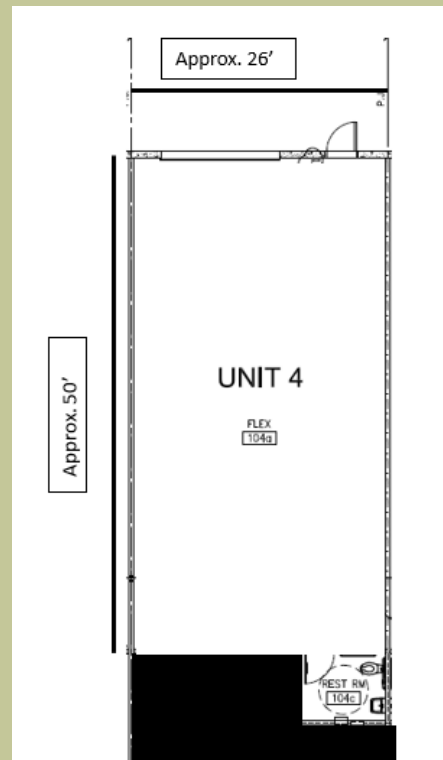
# WATERMAN BUSINESS CENTER

**GATED WAREHOUSE AND USE AREA**  
▪ **FOR LEASE** ▪ **\$2,600 MONTH**  
**1,405 SQUARE FEET + YARD RIGHTS**

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



Floor Plan



## LOCATION:

- ◆ Oversized Grade Level Door (12' Wide x 14' High)
- ◆ One Private Restroom
- ◆ Exclusive Use Area in Gated Yard with Keycode
- ◆ 1/4 mile to/from Interstate 10. One mile to/from I-215
- ◆ Ability to Park 3 Vehicles in Yard
- ◆ Nightly Security Patrols of the Premises
- ◆ 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) 427-7771

# WATERMAN BUSINESS CENTER

Gated Warehouse plus Exclusive Use Area  
1,405 Square Feet B104 Warehouse



Exclusive Use Area



## FEATURES:

- ◆ Nightly security patrols
- ◆ 3 Gated Parking Spots
- ◆ Fully insulated (R19) warehouse area with 12'W x 14'H truck door and 18' Ceiling Height
- ◆ Secure truck yard with motorized gates and personal access code
- ◆ FIOS fiber optic internet/data services available
- ◆ Managed by Owner with On-site Management Office

**SAN BERNARDINO'S HIGHEST QUALITY INDUSTRIAL PROJECT**



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