

FOR LEASE

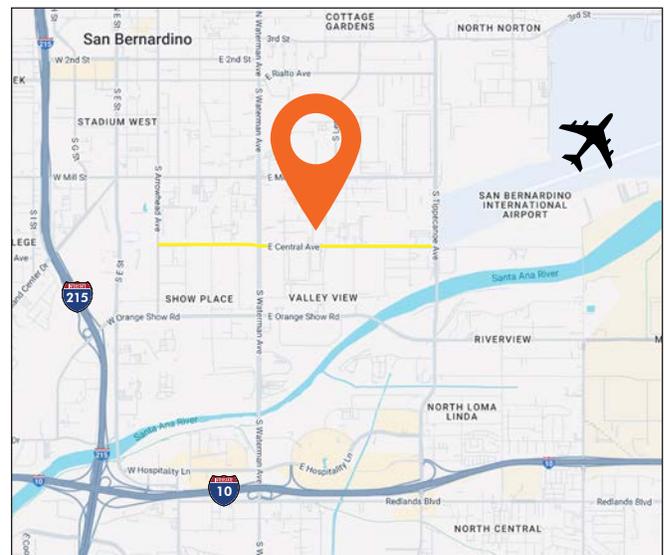
MULTI-TENANT INDUSTRIAL BUILDINGS WITH SUITES FROM ±910 TO ±30,176 SF

GIFFORD BUSINESS PARK

SAN BERNARDINO, CA 92408

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Business Park
- Parking 2.54:1,000 Ratio
- 100-200 amps Power
- 14'-16 Clear Height
- IL Light Industrial Zoning
- Motion Sensor LED Lighting in Warehouse
- Ground Level Loading



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

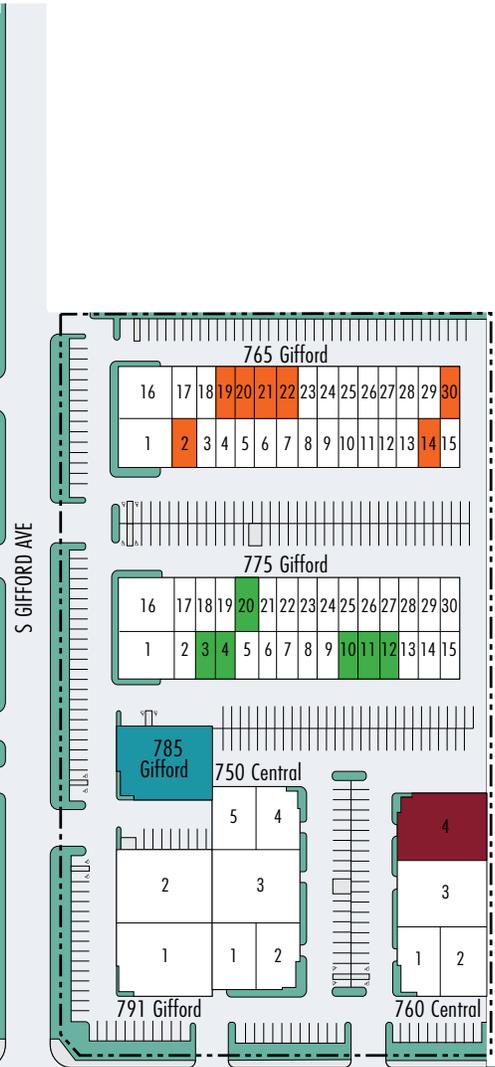
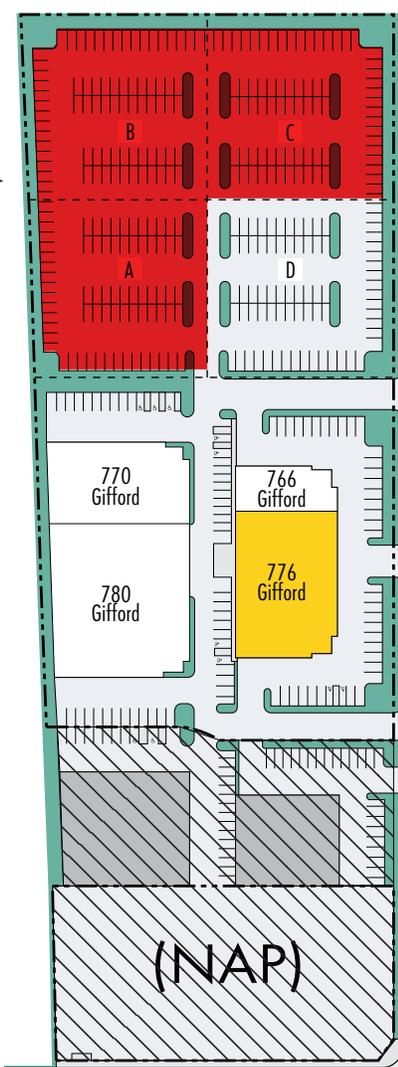
COLE YOCUM
Associate
CalDRE 02225598
951.276.3650
cole@lee-associates.com

GIFFORD BUSINESS PARK

SAN BERNARDINO, CALIFORNIA 92408



Yard/Overnight
Parking Areas
Available for Lease →



GIFFORD BUSINESS PARK

SAN BERNARDINO, CALIFORNIA 92408

CURRENT AVAILABILITY

765 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
765 S Gifford	2	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	14	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	19	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	20	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	21-22	1,667	\$1.02/SF, MG + \$0.14/SF CAM	\$1,933.72	2 GL / 100 AMPS	Vacant and Available Now
765 S Gifford	30	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now

775 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
775 S Gifford	3	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	4	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	10-11	1,820	\$1.02/SF, MG + \$0.14/SF CAM	\$2,111.20	2 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	12	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now
775 S Gifford	20	910	\$1.02/SF, MG + \$0.14/SF CAM	\$1,055.60	1 GL / 100 AMPS	Vacant and Available Now



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CURRENT AVAILABILITY

776 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
776 S Gifford		12,431	\$0.85/SF, MG + \$0.14/SF CAM	\$12,306.69	4 GL / 200 AMPS	See attached Floorplan

785 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
785 S Gifford		6,365 SF	\$0.85/SF, MG + \$0.14/SF CAM	\$6,301.35	1 GL / 100 AMPS	Vacant and Available Now

791 S GIFFORD

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
						100% LEASED

750 E CENTRAL

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
						100% LEASED

760 E CENTRAL

ADDRESS	SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
760 E Central	4	5,160	\$0.85/SF, MG + \$0.14/SF CAM	\$5,108.40	1 GL / 100 AMPS	Vacant and Available Now

770 S GIFFORD

ADDRESS	SUITE	LEASE RATE	TOTAL MONTHLY	GL/AMPS	COMMENTS
770 S Gifford	±.43 to ±1.81 AC	\$0.35/SF, Gross	TBD	Land	Yard space available for lease. Multiple sizes and flexible terms. Outdoor Storage, Fleet, Truck, or Equipment Parking. Can be leased with or without industrial units.



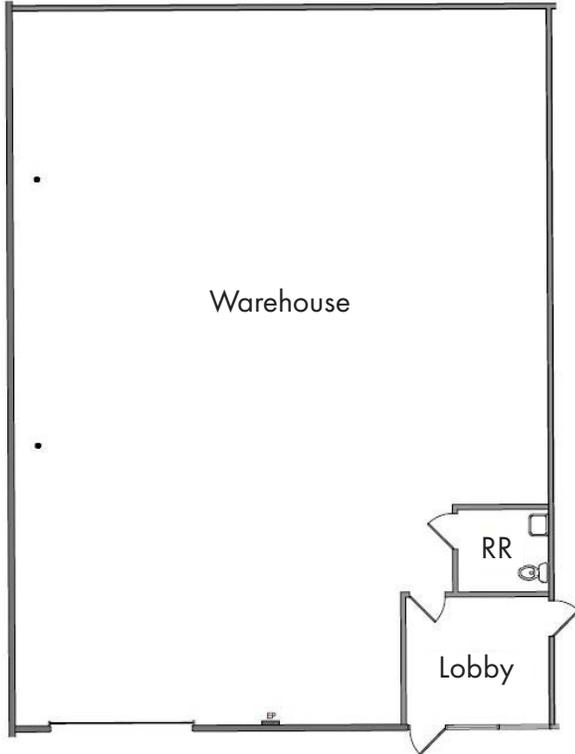
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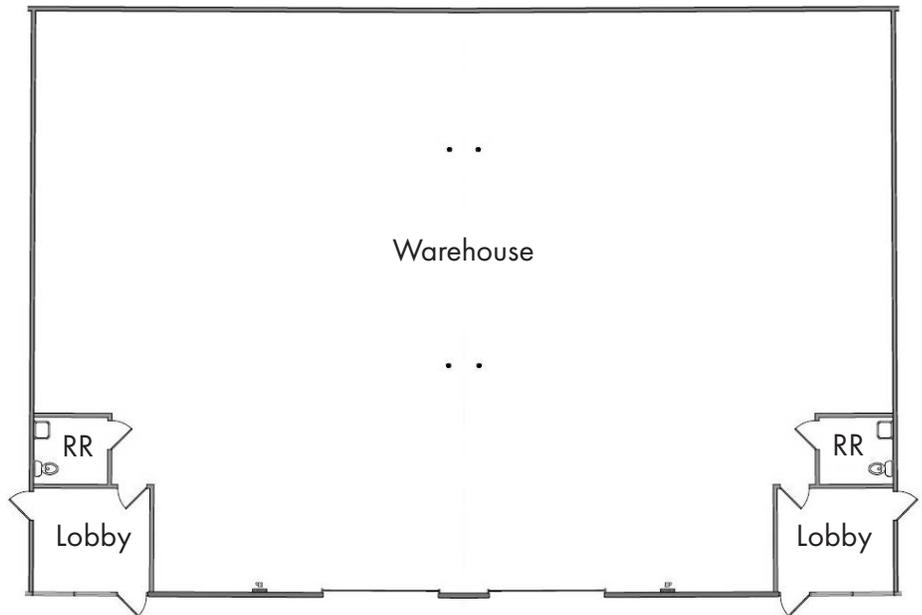
FLOOR PLAN

(Sample Floorplans for 765 & 775 S Gifford Units)

±910 SF



±1,820 SF



*Floorplans not to scale.

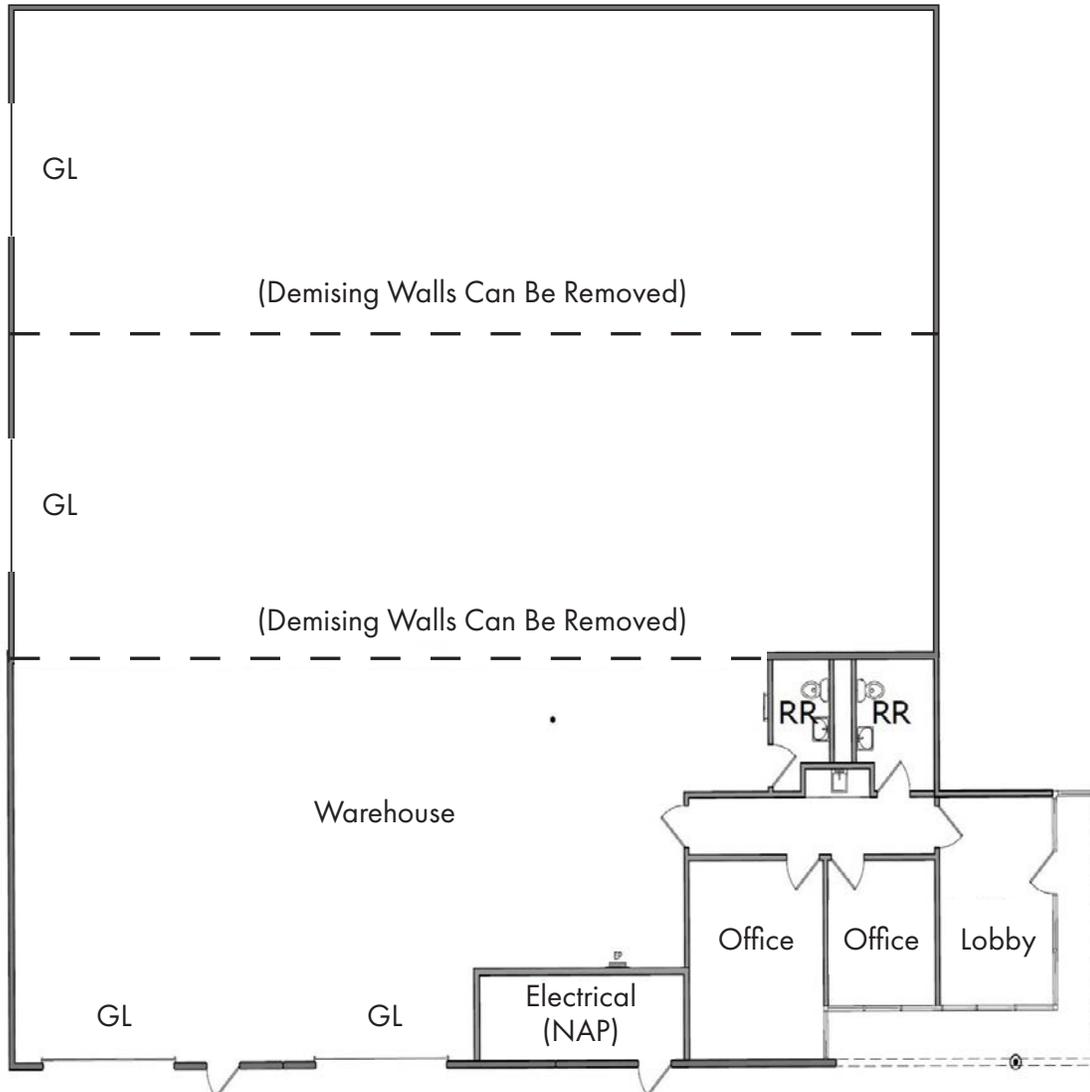
GIFFORD BUSINESS PARK

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FLOOR PLAN

776 S Gifford Ave

±12,431 SF



*Floorplans not to scale.