

# Executive Summary

± 37,330 SF Multi-Tenant Industrial Park



## Waterman Industrial Park

336 S. WATERMAN AVE  
SAN BERNARDINO, CA

**Voit**  
REAL ESTATE SERVICES



# The Offering

Voit Real Estate Services has been retained as the exclusive agent to market for sale the fee interest in the located at 336 S. Waterman Ave. (The "Property") in San Bernardino, CA. The 37,330 Sq. Ft. project consists of one (1) building divided into twenty (20) individual units with flexible sizes ranging from 1,600 Sq. Ft. to 3,865 Sq. Ft., which can accommodate a variety of uses and tenant expansion needs. The project features ground level loading, abundant on-site parking, 14' clear heights, the two driveway entrances, which allows for excellent vehicle circulation throughout the parks.

The Mill & Waterman Industrial Park is centrally located in the city of San Bernardino in the greater Inland Empire region. The region is considered to be one of the most desirable business locations in the United States in terms of population growth, job creation, affordability and logistics advantages. These factors continue to drive industrial demand in the submarket and keeping vacancy at a low 3.86% in the San Bernardino submarket.

The project is strategically located with immediate access to the Riverside-San Bernardino (I-215) and Santa Monica (I-10) Freeways, as well as convenient access to the San Bernardino Airport (2.0 miles), Ontario Airport (20 miles) and John Wayne Airport (52 miles).

With historically high occupancy and short leases significantly below market rates the Property offers the investor the immediate opportunity to enhance value through increasing rents to market levels.

## FINANCIAL HIGHLIGHTS

Purchase Price	\$3,300,000 (\$88.40 PSF)
Net Operating Income Year 1	\$188,745
Net Operating Income Year 2	\$215,944
Capitalization Rate Year 1	5.72%
Capitalization Rate Year 2	6.54%

# PROPERTY DESCRIPTION

336. S. Waterman Ave.  
San Bernardino, CA

**YEAR BUILT:** 1985

**TOTAL RENTABLE AREA:** ± 37,330 SF

**BUILDING TYPE:** Single-story light industrial buildings constructed of reinforced concrete tilt-wall panels on reinforced concrete slab on grade foundations

**NUMBER OF UNITS:** Twenty (20)

**NUMBER OF BUILDINGS:** One (1)

**FLOORS:** 1

**UNIT SIZE RANGES:** 1,313 Sq. Ft. to 3,865 Sq. Ft.

**ASSESSOR'S PARCEL NUMBER:**  
0136-271-23-0000

**LAND AREA:** 1.99 Acres (86,684 SF)

**ZONING:** Office/Industrial Park

**ELECTRICAL:** Varies Per Unit

**PARKING STALLS:** 66 on Site (1.8:1000)

**SITE COVERAGE:** 39%

**% OFFICE:** 10% - 15%, Estimated

**LOADING:** Ground Level Doors

**CLEAR HEIGHT:** ±16'

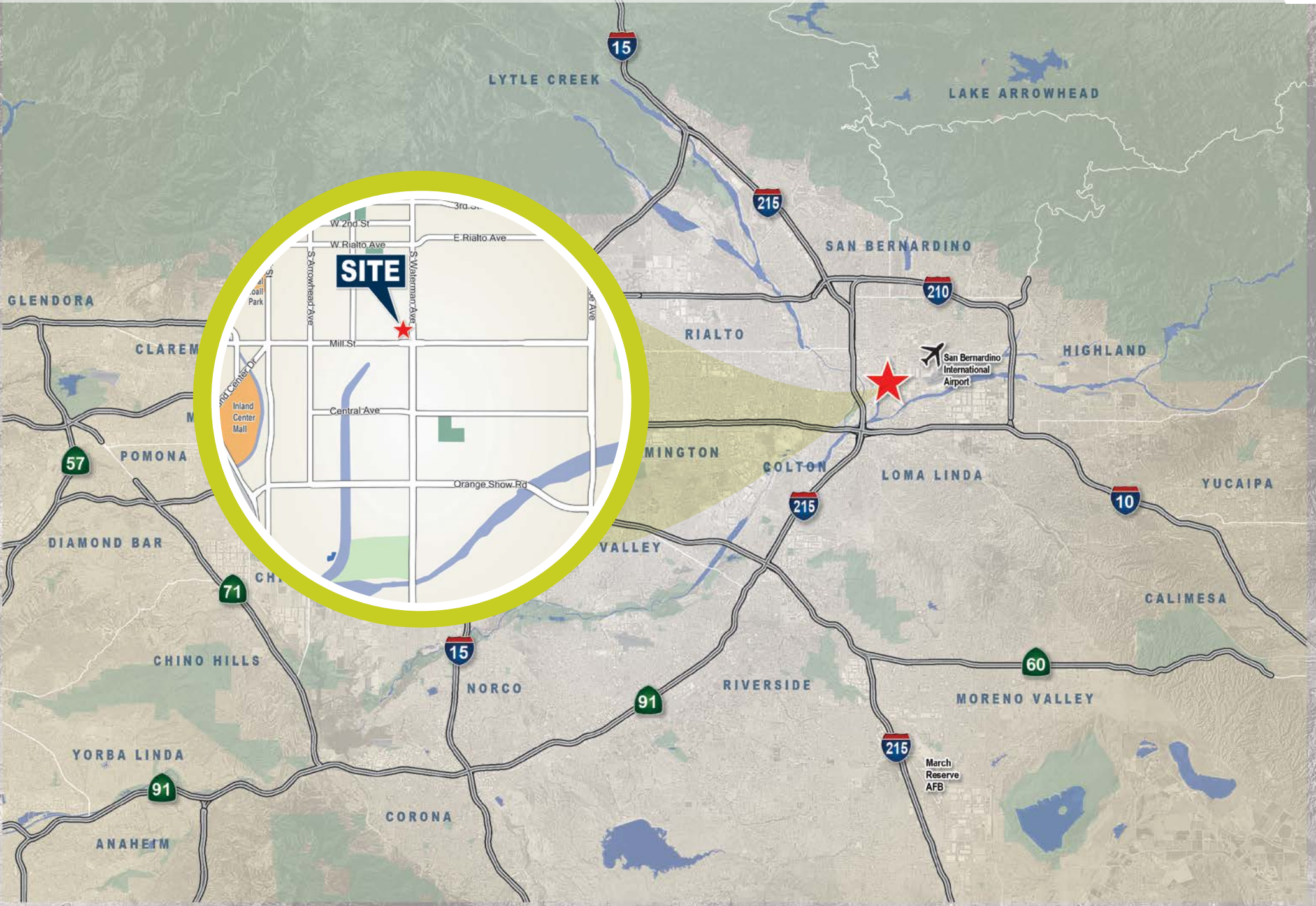
**FIRE SPRINKLERS:** None

**LIGHTING:** Wall Pack Units (Exterior)

**ACCESS:** Direct Access from Waterman Ave.

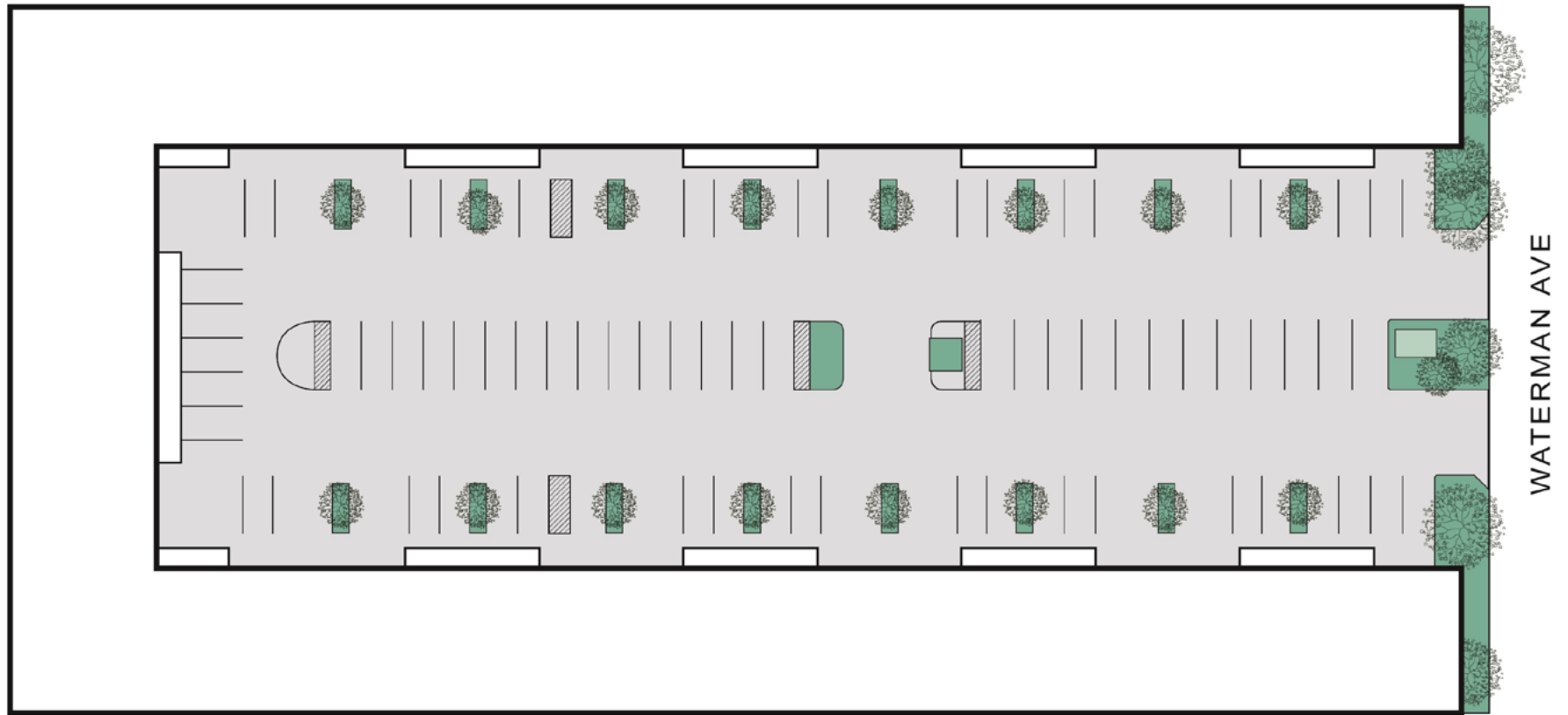


# LOCATION MAP



# SITE PLAN

336. S. Waterman Ave.  
San Bernardino, CA



# AERIAL

336. S. Waterman Ave.  
San Bernardino, CA





# Multi-Tenant Industrial Leased Investment Opportunity

**Totaling ±37,330 SF**

EXCLUSIVELY PRESENTED BY:

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**Voit**  
REAL ESTATE SERVICES



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