

**157 N RANCHO AVE**  
**SAN BERNARDINO, CA**

**±14.30 ACRES**

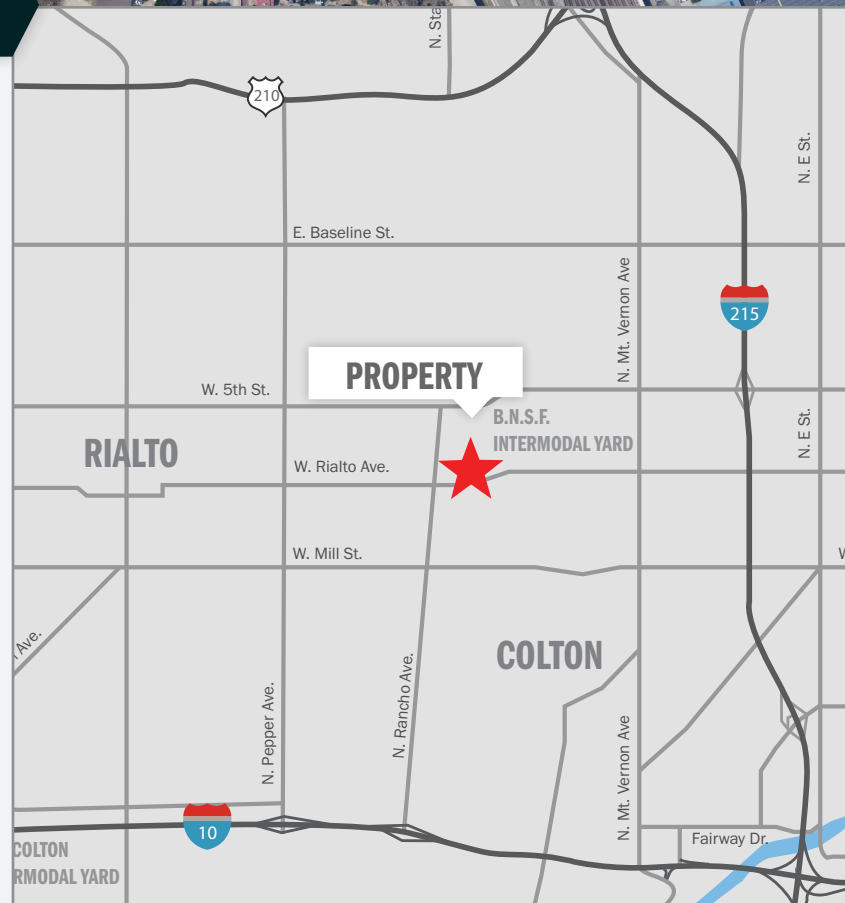
**INDUSTRIAL OUTDOOR STORAGE FACILITY**  
**TRUCK AND TRAILER STORAGE PERMITTED**

**NEW DEVELOPMENT DIRECTLY ADJACENT  
TO THE BNSF INTERMODAL YARD**



## PROPERTY FEATURES

- › ±14.30 Acres (±622,908 SF)
- › Up to ±378 Trailer Stalls (dependent on striping)
- › Brand New IOS Development
- › Trailer Yard
- › 100% Concrete Yard
- › Fully Lit & Secured with a Wrought Iron Fence & Decorative Block Wall
- › Site Equipped with Security System
- › 4 Auto Parking Spaces (3 Standard / 1 Accessible)
- › ±357 SF Modular Guard-Shack
- › Access to the 215 and 10 Freeways
- › City of San Bernardino Jurisdiction
- › Single Point of Ingress/Egress
- › Industrial Zoning



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## PROPERTY SITE PLAN





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## CORPORATE NEIGHBORS



## LOCATION HIGHLIGHTS



**Directly Adjacent**  
to BNSF Intermodal  
Yard - San Bernardino



**1.8 miles**  
from I-215 Freeway



**2.4 miles**  
from I-10 Freeway



**3.5 miles**  
from CA-210 Freeway



**5.2 miles**  
to San Bernardino  
Int'l Airport



**5.3 miles**  
to UPSP Intermodal  
Yard - Colton



**16.8 miles**  
to Ontario Int'l Airport



**75.3 miles**  
to Ports of Los Angeles  
and Long Beach



**75.5 miles**  
to Los Angeles  
Int'l Airport



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