

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 Empty Conduit To Receive A User-Installed Security System
- › 4 Auto Parking Spaces (2 Standard / 2 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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