

FOR SALE | OWNER-USER OPPORTUNITY

651 N Waterman Ave

 San Bernardino, CA

± 11,600 SF INDUSTRIAL BUILDING

~0.60 ACRE SITE WITH SECURED YARD

Large Secured Yard Ideal for Contractors, Fleet Parking & Equipment Storage

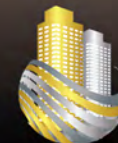
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CAL WEST-CRE
COMMERCIAL REAL ESTATE

651 N Waterman Ave presents a **rare owner-user industrial opportunity featuring a large secured yard and ±11,600 SF building**. The property offers excellent visibility, flexible operational space, and secure outdoor storage ideal for contractors, fleet operators, and equipment-based businesses.



PROPERTY HIGHLIGHTS

- ✓ **±11,600 SF** Industrial Building
- ✓ High Definition Security Cameras
- ✓ **±0.60 Acre** Secured Site
- ✓ Ideal for Contractors & Fleet Operations
- ✓ Strategic Access to I-10 Freeway
- ✓ **18,565 VPD** Traffic Count

PROPERTY SNAPSHOT

	Address	: 651 N Waterman Ave San Bernardino, CA
	Building Size	: ±11,600 SF
	Lot Size	: ~0.60 Acres
	Zoning	: Commercial General
	Parking	: Private Gated Lot
	Ceiling Height	: 10 to 20 ft
	Power	: 600 Amps
	Access	: Immediate Access to I-10 Freeway
	Traffic Count	: 18,565 VPD
	Year Built	: 1966



**SCURED
YARD**



**FLEET
PARKING**



**FLEXIBLE
USE**



**HIGH
VISIBILITY**

PROPERTY OVERVIEW



This versatile industrial property features a **±11,600 SF** building situated on approximately **0.60 acres**. The site includes a secured yard area suitable for fleet parking, contractor storage, or light industrial operations.

±11,600 SF Building | ~0.60 Acre Lot | Secured Yard | Immediate Access to I-10

SECURE FLEET YARD



SPACIOUS INTERIOR



FLOOR PLAN OVERVIEW

±11,600 SF

Total Building Area

- + Building Size: ±11,600 SF
- + Lot Size: ~0.60 Acres
- + Zoning: Commercial General



For marketing purposes only. Dimensions are approximate.

IDEAL USES FOR THE PROPERTY

The property is well suited for a variety of industrial, service, and operational businesses that benefit from a large building footprint and secured outdoor yard space.

SECURED YARD ±11,600 SF BUILDING

Ideal for contractors, fleet operation, equipment storage, and trade facilities



CONTRACTOR OPERATIONS

Ideal for trade contractors that require a combination of office, warehouse, and secure outdoor space.

- Plumbing Companies
- Electrical Contractors
- Roofing Companies
- HVAC Companies

Perfect for equipment storage, work vehicles, and daily operational staging.



FLEET & LOGISTICS OPERATIONS

Well suited for companies operating vehicle fleets that require secure yard parking and dispatch space.

- Delivery Companies
- Transportation Services
- Shuttle Operators
- Small Logistics Firms

The secured yard allows convenient vehicle storage and fleet management



EQUIPMENT RENTAL

The gated yard and open building layout make the property attractive for equipment rental operations.

- Bobcat / Skid Steer Rentals
- Scissor Lift Rentals
- Landscaping Equipment Rentals

These businesses benefit greatly from secure outdoor storage.



FOOD PRODUCTION/ COMMISSARY USE

The large building footprint can accommodate commercial food preparation or commissary operations.

- Catering Companies
- Ghost Kitchens
- Meal Prep Businesses
- Food Truck Commissaries

The yard space provides room for delivery vans, supply trucks, and operational logistics.



TRADE SCHOOLS & TRAINING FACILITIES

The open building layout and yard area can support vocational training programs.

- HVAC Training Programs
- Electrical Schools
- Welding Training
- Construction Trade Programs

These uses benefit from large interior spaces combined with outdoor operational areas.

**See City Departments for Clarification*

SBA FINANCING OPPORTUNITY

Flexible financing options may allow qualified buyers to acquire this property with as little as a **10% down payment**.

Why SBA Financing?

✓ Only 10% Down Payment

Allows qualified buyers to acquire the property with significantly lower upfront capital.

✓ Long-Term 25-Year Amortization

Longer loan terms help reduce monthly payments and improve cash flow.

✓ Competitive Interest Rates

SBA-backed financing often provides favorable rates compared to conventional loans.

✓ Stable Monthly Payments

Predictable payments help business owners manage operating costs.

✓ Build Equity Instead of Paying Rent

Own the property while building long-term business equity.

“Many contractors and service-based businesses qualify for SBA financing with as little as **10% down** — making ownership more accessible than leasing.”



PRIME INDUSTRIAL LOCATION

The property is positioned along **N Waterman Avenue**, a key industrial and commercial corridor serving the San Bernardino market. The location benefits from strong daily traffic counts, immediate access to Interstate 10, and proximity to a wide range of industrial, logistics, and commercial businesses.

- ✓ **18,565 Vehicles Per Day**
- ✓ **Immediate Access to Interstate 10**
- ✓ **Strong Industrial & Commercial Corridor**
- ✓ **Surrounded by Established Industrial & Service Businesses**

Major Nearby Tenants



MARKET DEMOGRAPHICS

5-Mile Radius Overview

San Bernardino, CA



350,714

Population – 5 Mile Radius



\$59,259

Median Household Income



18,565

Vehicles Per Day



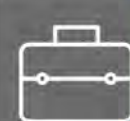
32.6

Median Age



53%

Renter Occupied



95%

Employment Rate

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CONTACT INFORMATION

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