

OFF-MARKET

+/-107 ACRES  
SAN BERNARDINO CA

- +/- 107 Acres Potential Industrial or Mixed Use
- ¾ Mile 210 Freeway Frontage
- Ideal Location Interstate Freeway Hub
  - 215 Freeway
  - 15 Freeway
  - 210 Freeway
- FedEx & HP Distribution Centers Across 215 Fwy

**SAXON&CO**  
REAL ESTATE BROKERAGE & INVESTMENTS  
**(310) 866.7979**





## OFF-MARKET

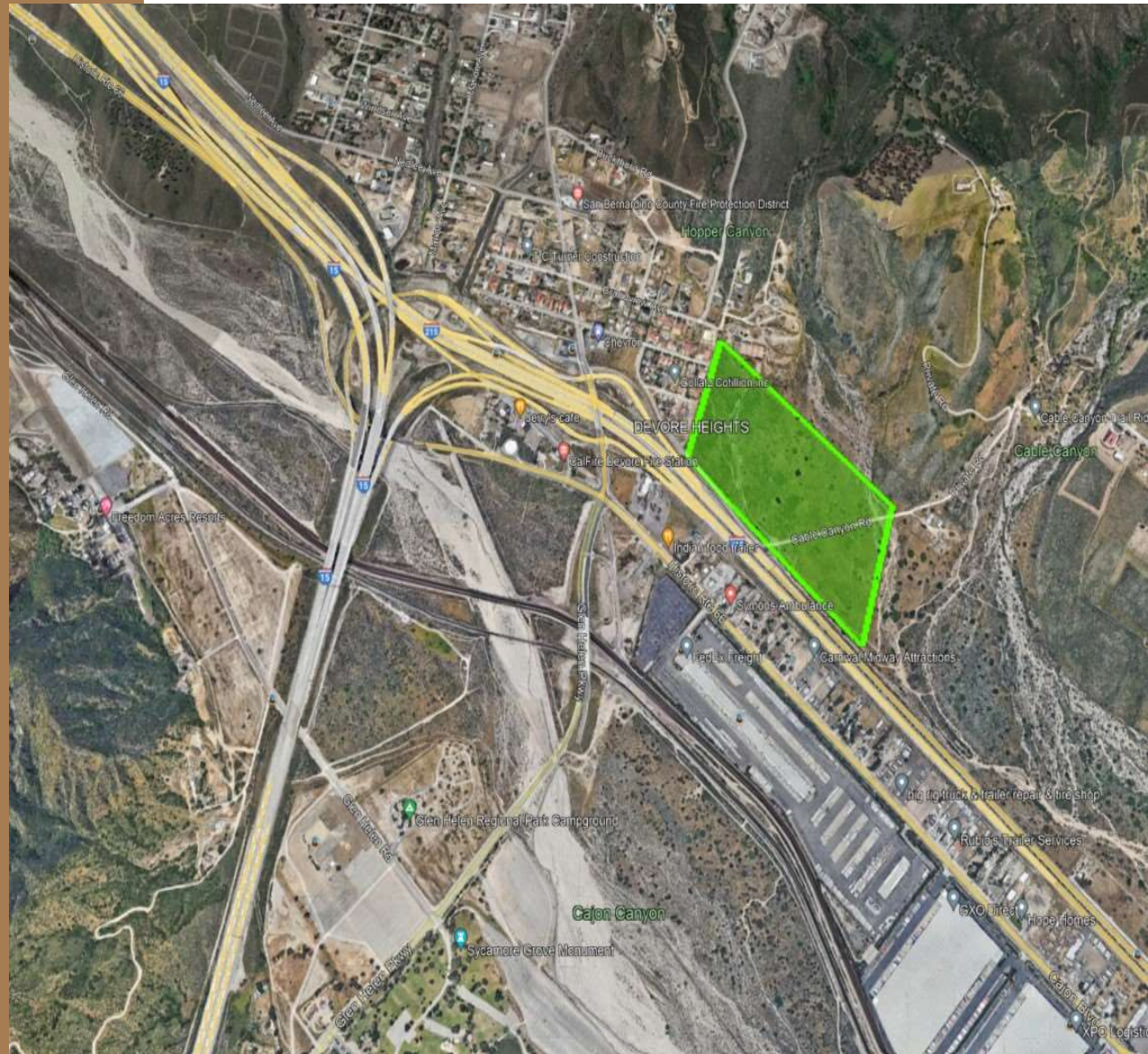
### +/-107 ACRES SAN BERNARDINO CA

- +/- 107 Acres Potential Industrial or Mixed Use
- +/- 1 Mile Interstate 215 Freeway Frontage
- Ideal HUB Location Interstate Freeways- 215, 15 & 210
- FedEx & HP Distribution Centers Across 215 Fwy

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- **¾ Mile 210 Freeway Frontage**
- **Ideal Location Interstate Freeway Hub**
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  - 15 Freeway
  - 210 Freeway
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OFF-MARKET

+/-107 ACRES  
SAN BERNARDINO CA

- **+/- 107 Acres Potential Industrial or Mixed Use**
- **½ Mile 210 Freeway Frontage**
- **FedEx & HP Distribution Centers Across 210 Freeway**
- **Owner Will Give Time for Entitlements**
- **+/- 107 Acre Rare Opportunity for Future Industrial or Mixed-Use.**
- **Over 3/4 Mile 215 Freeway Frontage.**
- **Ideal Distribution & Logistics Location.**
- **Located at Interstate Freeway HUB:**
  - **215 Freeway**
  - **210 Freeway**
  - **15 Freeway**
- **300,000 Avg Daily Traffic Count (AADT)**
- **Central Rail and Transport Hub to Los Angeles, Las Vegas, San Bernardino, Riverside & San Diego.**

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