

±462,125 SF

AVAILABLE FOR LEASE OR SALE

SEC CENTRAL AVE & FOISY ST., SAN BERNARDINO, CA 92410

LOCATED WITHIN OPPORTUNITY ZONE



----- EXCLUSIVE MARKETING TEAM: -----

----- DEVELOPED BY: -----



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COMMERCIAL REAL ESTATE SERVICES

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All information furnished regarding property for sale or rental financing is from sources deemed reliable, but no warranty or representation is made to the accuracy, completeness or timeliness of the information. No liability of any kind shall be imposed on the broker herein.

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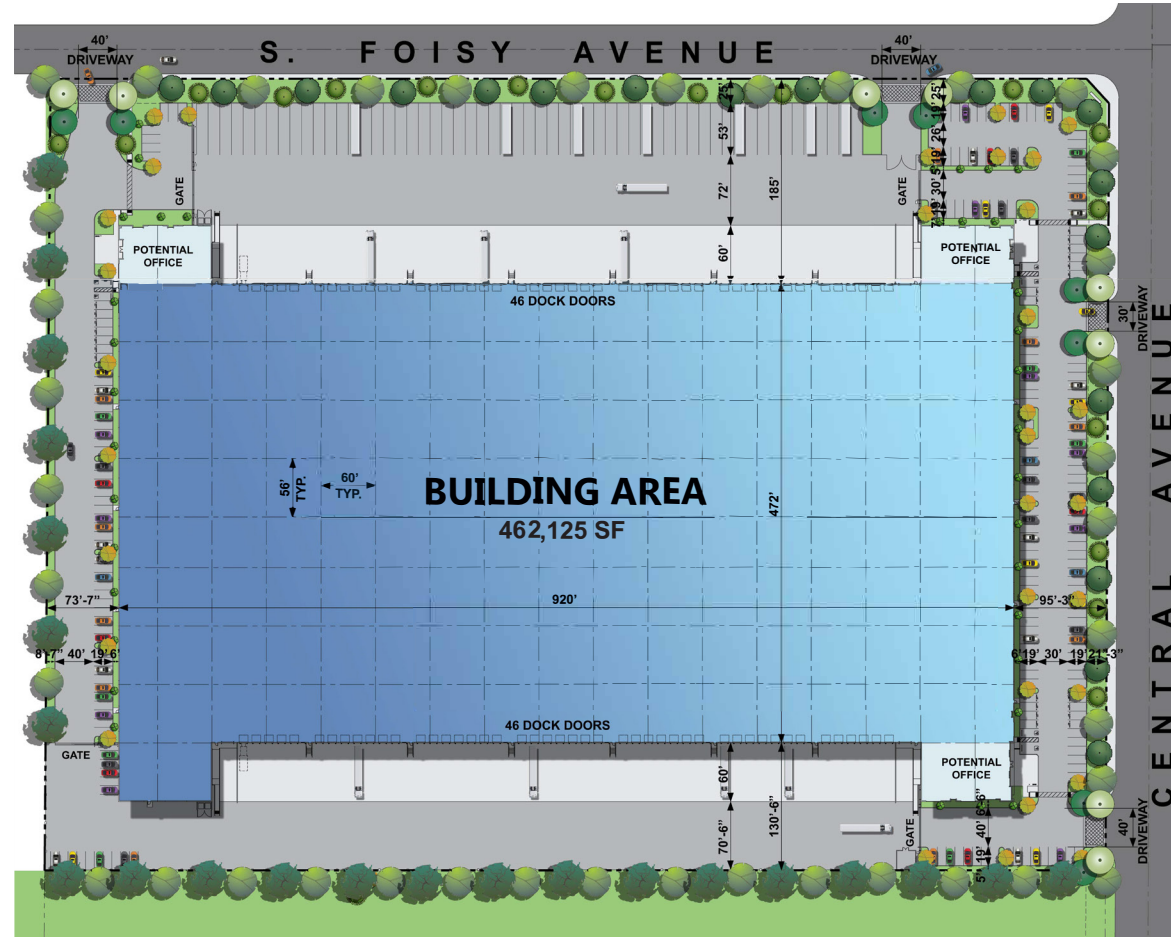
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PROPERTY FEATURES

- ±462,125 SF with ±10,000 SF Spec Office
- 4 Ground Level Doors
- 92 Dock High Doors
- 36' Clear Height
- 328 Car Parking Stalls
- 57 Trailer Parking Stalls
- 2.5% Skylights
- K25 EFR Pendants @ 40 psi with Fire Pump
- 130' and 185' Secured Truck Court
- 1,200 Amp 277/480 Volt, 3-Phase
- Cross-Docked Configuration
- 56' x 60' Bay Spacing
- Located in Opportunity Zone
- Located on ±20.3 Acres
- Close Proximity to I-10 and I-215 Freeway

SITE PLAN



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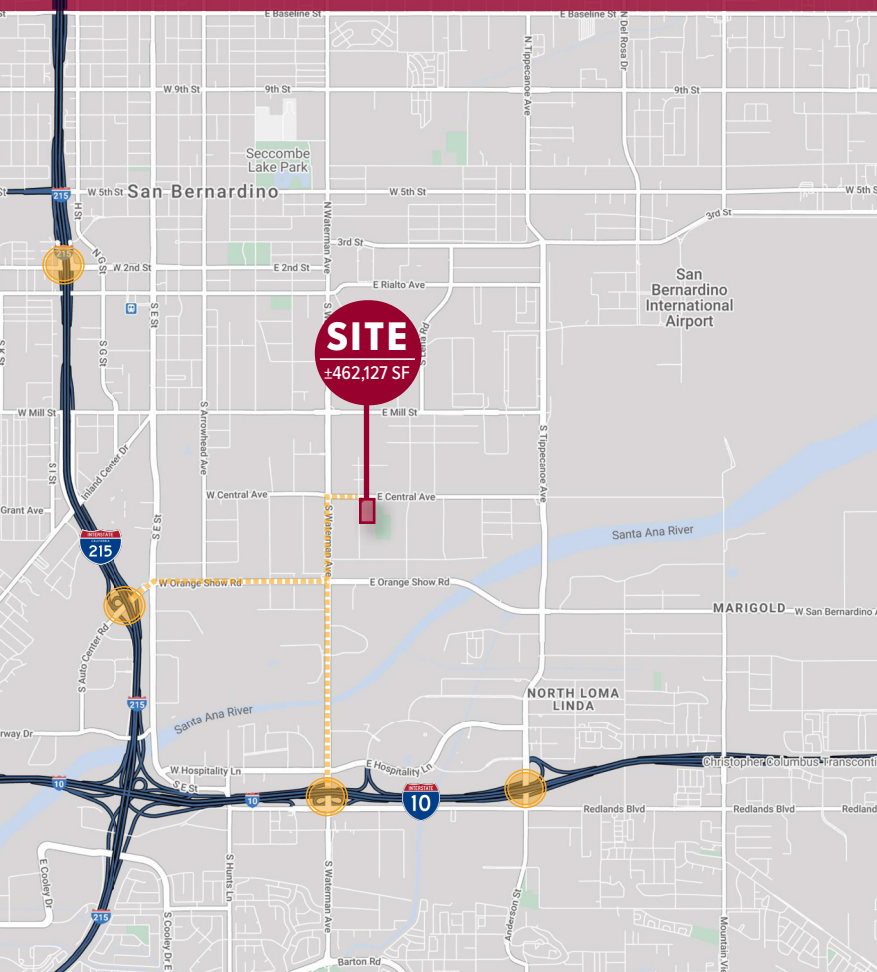


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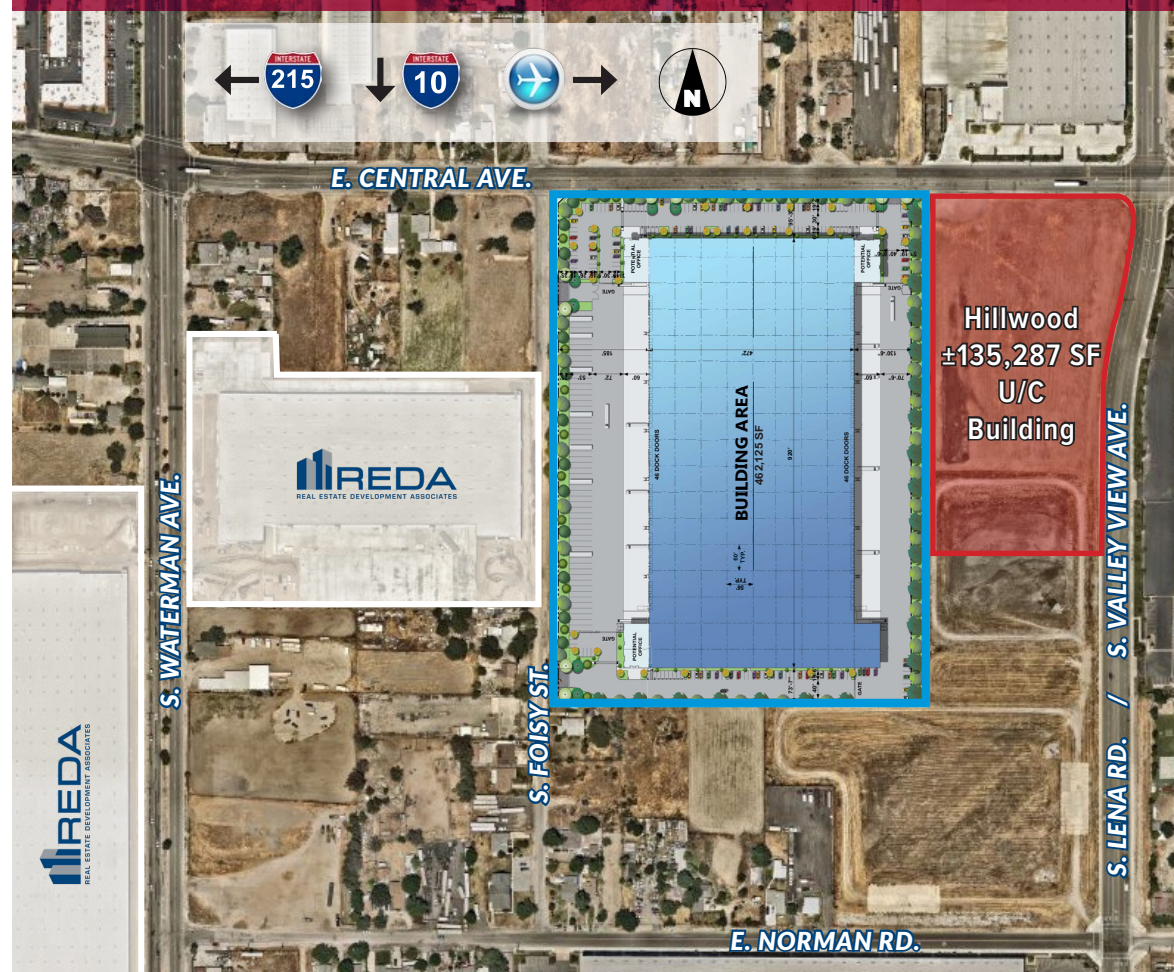
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LOCATION MAP



AERIAL VIEW



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