## 11260 CEDAR AVENUE

BLOOMINGTON, CA 92316

677,383 SF

INDUSTRIAL BUILDING FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT:

PHIL LOMBARDO 909 942 4678 phil.lombardo@cushwake.com Lic. #00892477 CHUCK BELDEN, SIOR 909 942 4640 chuck.belden@cushwake.com Lic. #00844840 ANDREW STARNES
909 942 4667
andrew.starnes@cushwake.com
Lic. #01799801



## PROPERTY **HIGHLIGHTS**

Building	677,383 SF
Site	34.54 acres
Loading	Cross Dock
Dock Doors	118 Dock Doors
	All dock doors equipped w/ 40,000 lb. Rite Hite mechanical dock levelers, shelters, Z-guards and lights
Grade Level	4 Ramps
Clear Height	36' minimum
Electrical	4,000 amp, 480/277 volt
Truck Court	Fully Secured (283' and 193')
Trailer Parking	171 trailer stalls
Auto Parking	267 auto spaces
Warehouse Lighting	LED 30' Candle @ 36" above finished floor
Fire Protection	ESFR
Office Areas:	±8,385 SF (±3,644 SF North / ±1,741 SF South / ±3,000 SF West)
Skylights	3%
Insulation	White scrim foil
Slab	8" slab with 4,000 psi
Bay Spacing	56' x 50' typical
Location	Excellent Access to I-10 Freeway







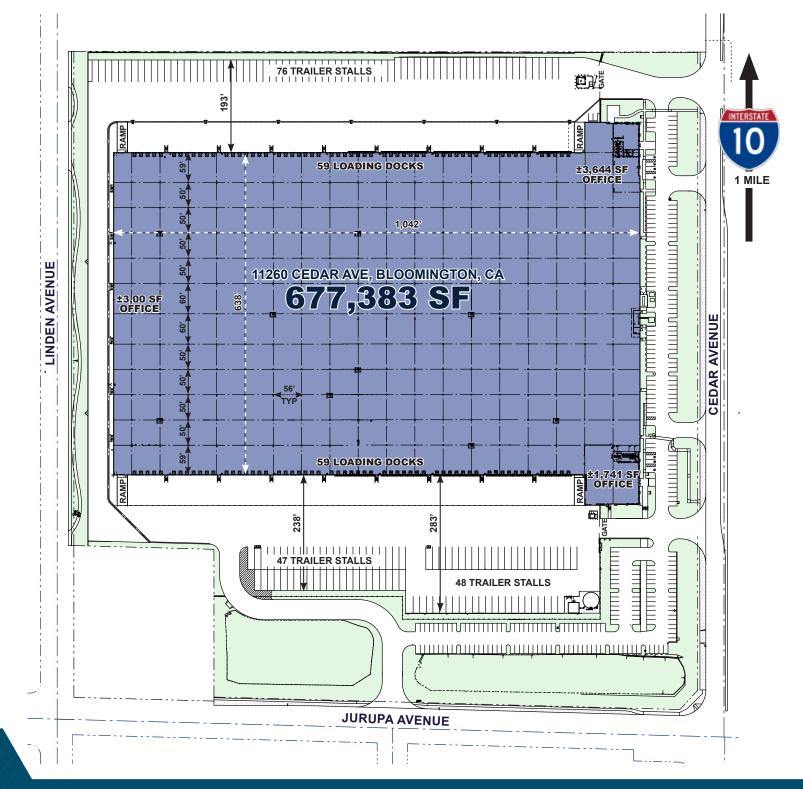
## SITE PLAN

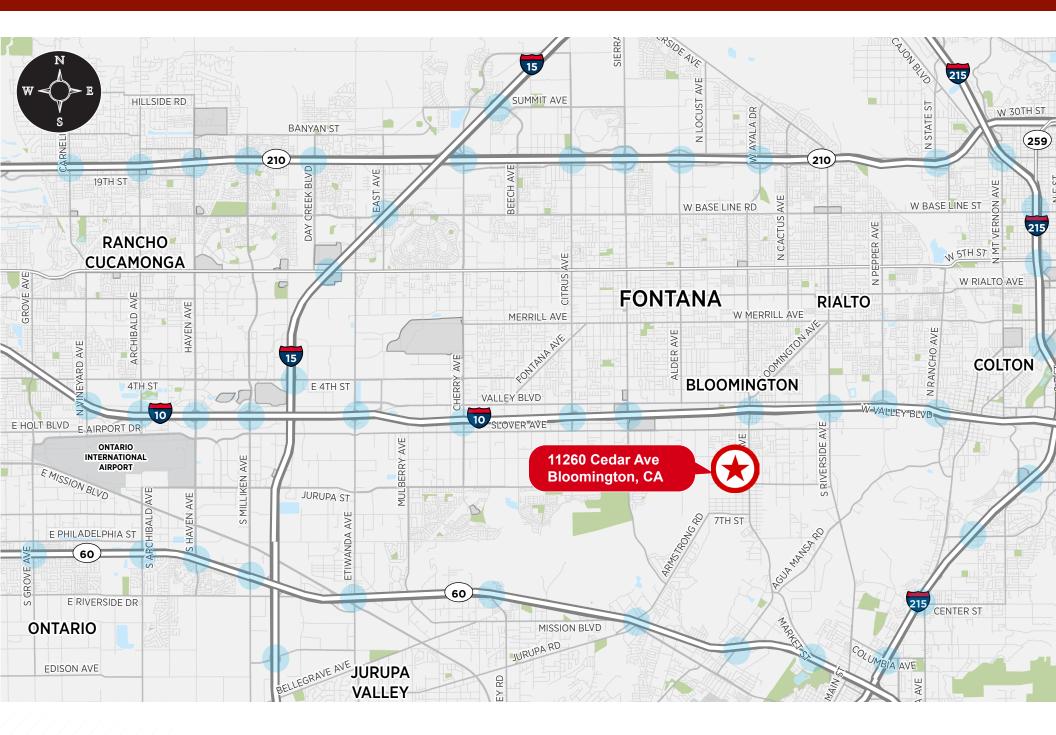
118
Dock Doors

**171** Trailer Stalls

**267**Auto Parking

283' | 193' Truck Courts







LOCATOR MAP



FOR MORE INFORMATION, PLEASE CONTACT:

PHIL LOMBARDO 909 942 4678 phil.lombardo@cushwake.com Lic. #00892477 CHUCK BELDEN, SIOR 909 942 4640 chuck.belden@cushwake.com Lic. #00844840 ANDREW STARNES 909 942 4667 andrew.starnes@cushwake.com Lic. #01799801



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 01/17/25