

TRI CITY INDUSTRIAL COMPLEX

1445 S. Tippecanoe Ave., Suite 200 | San Bernardino, CA

VACANT AND READY FOR OCCUPANCY

FOR LEASE

±138,851 SF

(POL ±344,249 SF BUILDING)

Professionally Owned and Managed by:

nuveen

A TIAA Company



Kyle Kehner, SIOR
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PROPERTY FEATURES

- ±5,000 SF of Two-Story Office Space
- POL ±344,249 SF Building
- 32' Minimum Clear Height @ 1st Column
- 105 Car Parking Stalls
- 137' Concrete Truck Court (Secured)
- 30 Dock High Loading Doors (12 Edge-of-Dock Plates)
- 2 Ground Level Loading Doors
- 52' x 60' Typical Column Spacing
- 800 AMP 480/277 3P – 4,000 AMP UGPS
- ESFR Fire Sprinkler System (K-25 @25 psi)
- 7" Thick Floor Slab, 4,000 psi, FF/FL Rating of 55/35
- T-5 Warehouse Lighting (Upgrading to LED)
- 2.5% Skylights
- Immediate Access to I-10 via Tippecanoe Ave. On/Off Ramp
- Corporate Neighbors: Amazon, Kohls, Pep Boys & Stater Brothers

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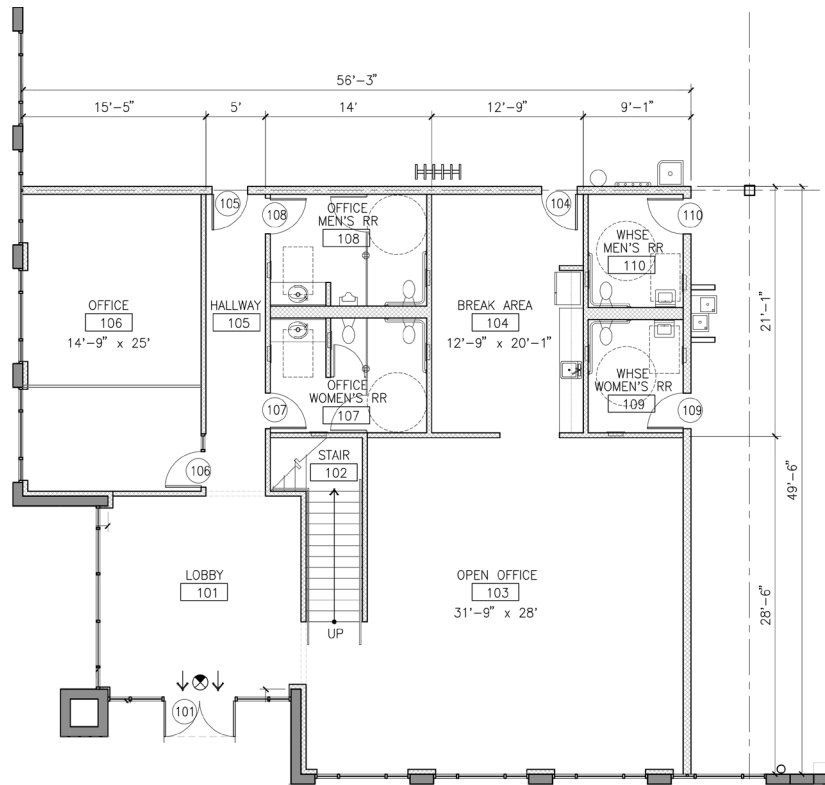


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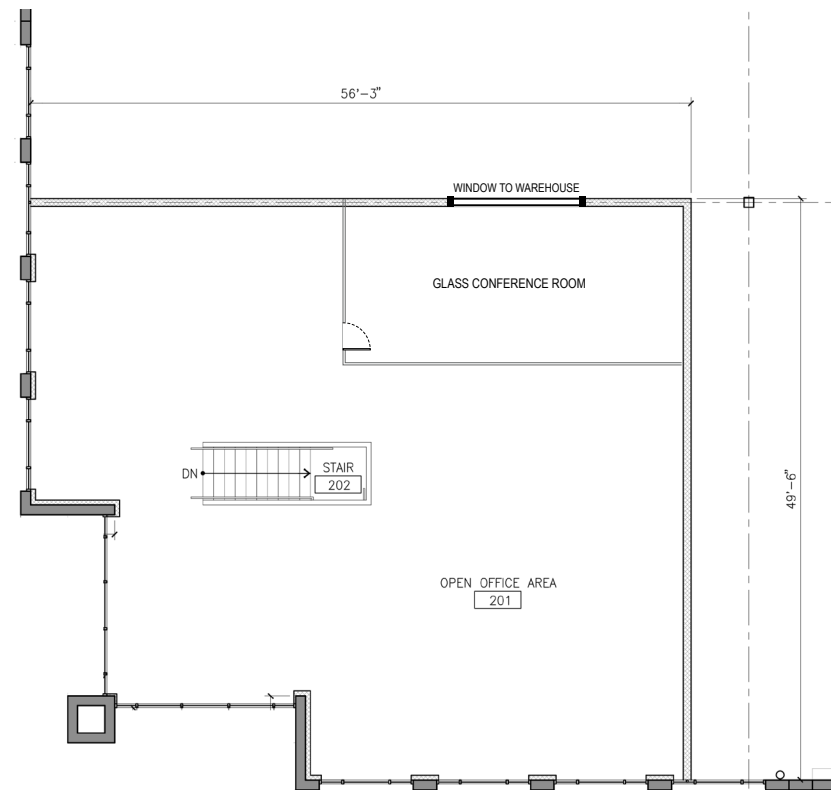
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1st Floor Office



2nd Floor Office



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