

**865 S. WASHINGTON AVE**  
SAN BERNARDINO, CA

**FOR SUBLEASE**  
**107,600 SF**  
INDUSTRIAL DISTRIBUTION FACILITY



**SUBLEASE THROUGH 7/31/2026**  
\*DIRECT DEAL POSSIBLE\*

FOR MORE INFORMATION, PLEASE CONTACT:

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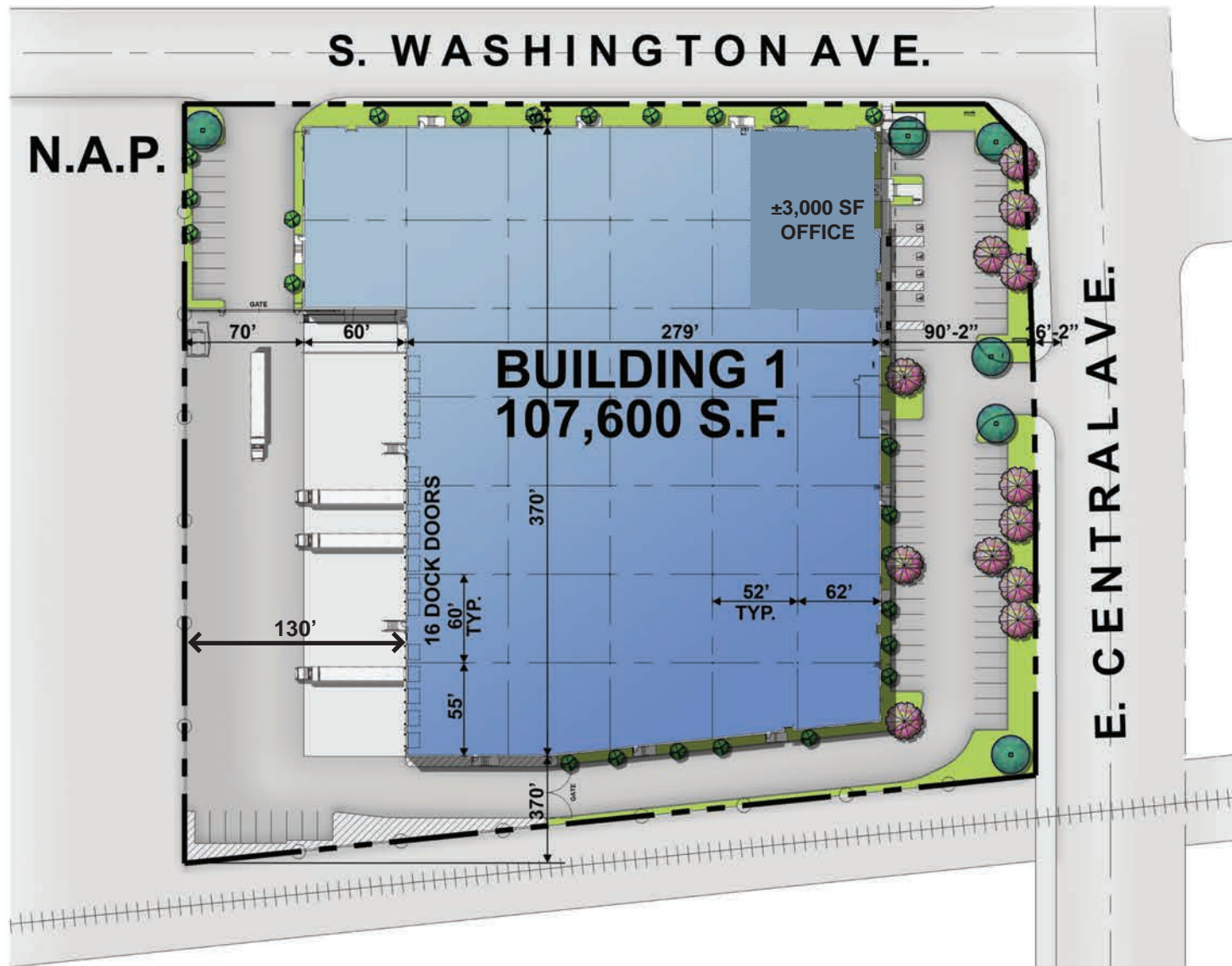
# PROPERTY HIGHLIGHTS

<b>Building</b>	±107,000 SF free standing building
<b>Site</b>	4.79 acres
<b>Clear Height</b>	32'
<b>Office Area</b>	±3,000 SF
<b>Dock Doors</b>	16 (9'x10')
<b>Grade Level</b>	1 (12'x14')
<b>Electrical</b>	1,200 Amp, 277/480 Volt (Expandable to 4,000 Amp)
<b>Truck Court</b>	130'
<b>Parking</b>	75 spaces
<b>Fire Protection</b>	ESFR
<b>Skylights</b>	3% Skylights w/ Burglar Bars
<b>Floor Slab</b>	7", 4,000 PSI (Reinforced)
<b>Location</b>	I-215 Freeway access via Orange Show Road on/off ramps and I-10 Freeway access via Waterman Ave on/off ramps
<b>Amenities</b>	Located within Opportunity Zone

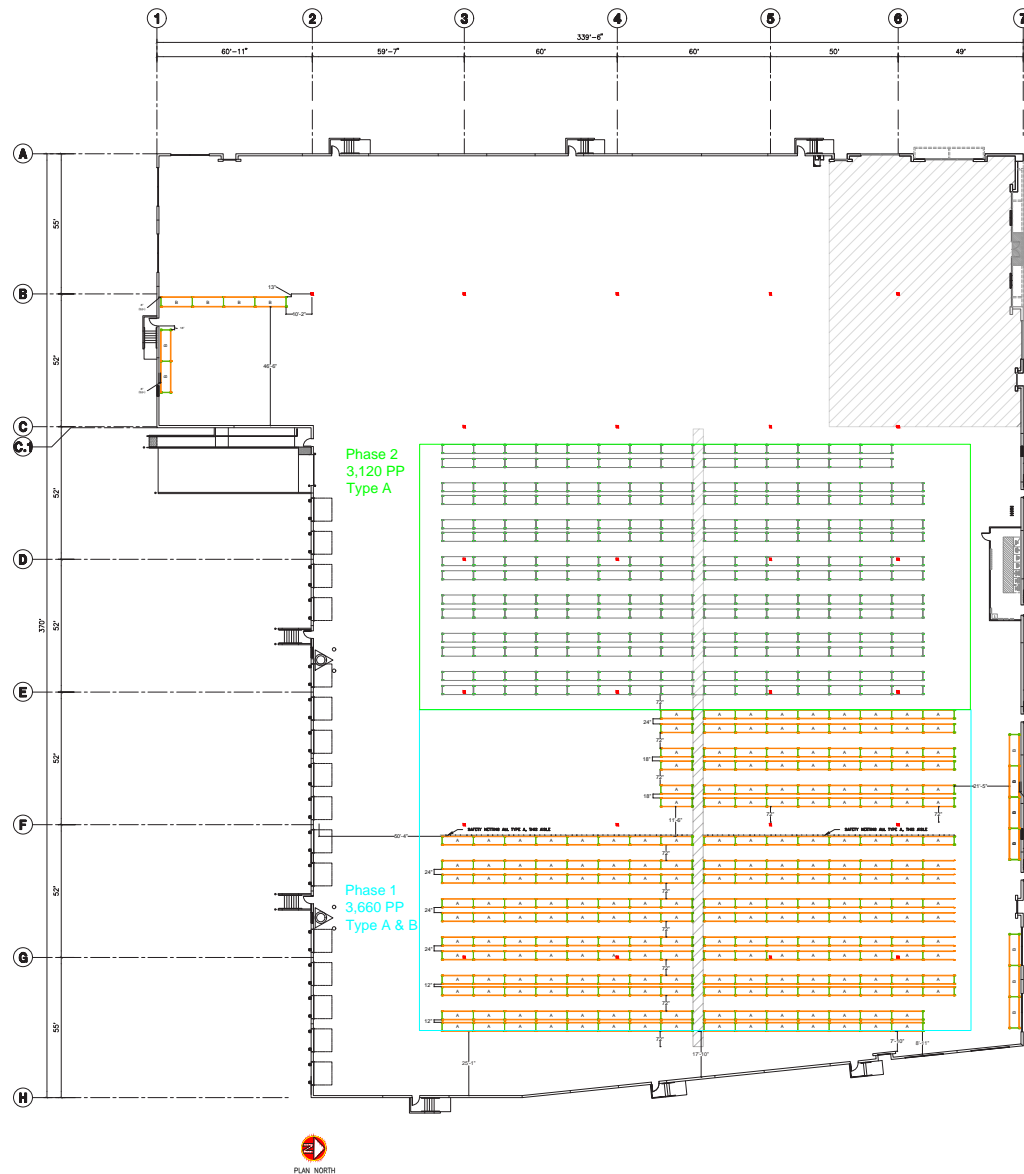


865 WASHINGTON STREET, SAN BERNARDINO, CA

# SITE PLAN



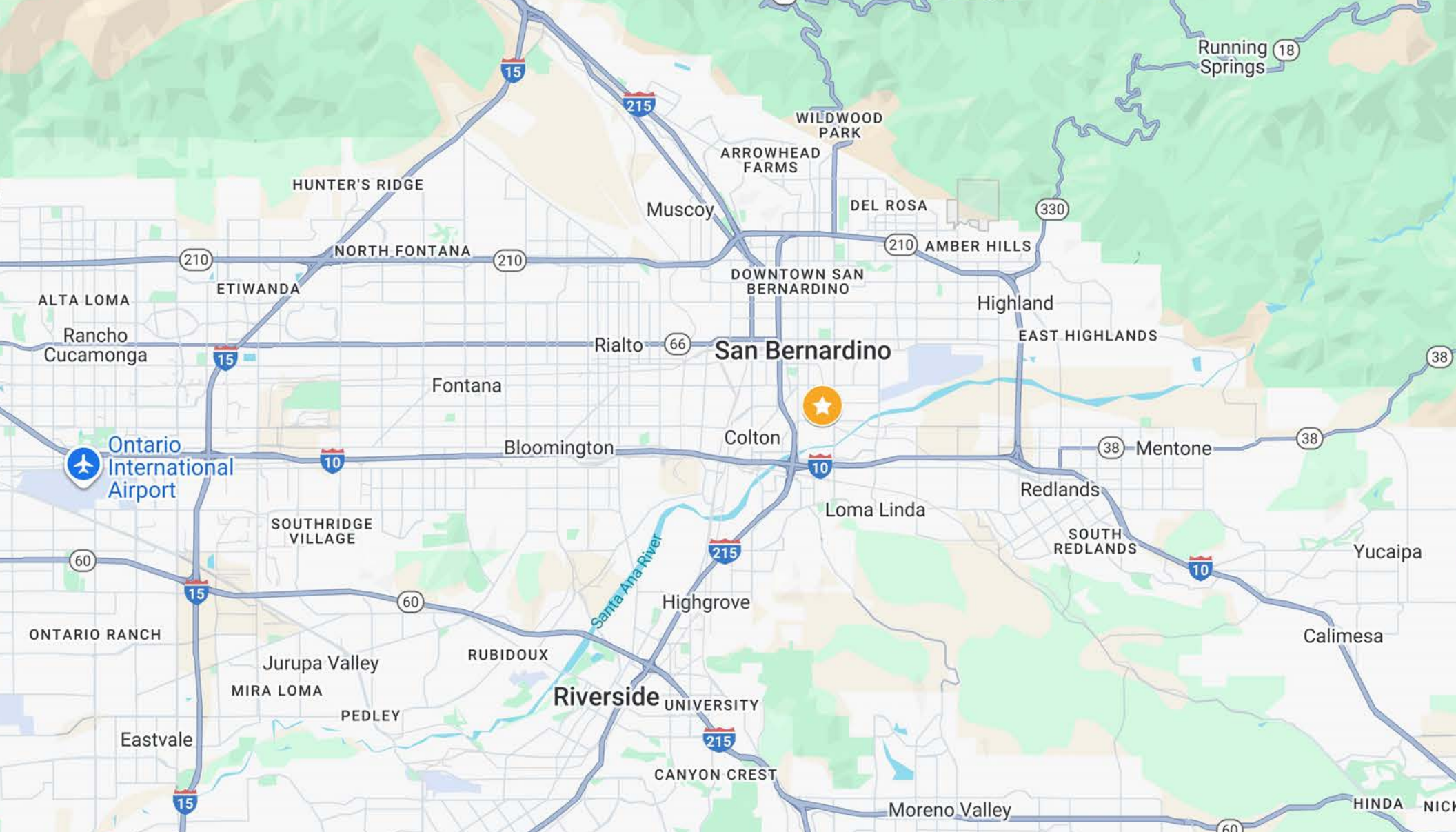
# RACKING LAYOUT



\*partially racked w/ 2 Raymond Forklifts

Pallet Positions Phase 1 & 2

BAY TYPE	TOTAL BAYS	TOTAL PALLETS
A	436	6,540
B	16	240



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