

INDUSTRIAL BUILDING FOR LEASE

865 S. WASHINGTON AVENUE

SAN BERNARDINO, CA 92408



FOR LEASE
107,600 SF

CONTACT

Chuck Belden, SIOR
909 942 4640
chuck.belden@cushwake.com
Lic. No: 00844840

Tim Pimentel, SIOR
909 942 4647
tim.pimentel@cushwake.com
Lic. No: 01421452

Brice Larson
909 942 4642
brice.larson@cushwake.com
Lic. No: 02056356

Chris Pimentel
909 942 4600
chris.pimentel@cushwake.com
Lic. No: 02207362





// PROPERTY FEATURES

BUILDING SIZE

107,600 SF

SITE AREA

4.79 ACRES

CLEAR HEIGHT

32' INTERIOR

OFFICE AREA

±8,000 SF

LOADING DOCKS

16 (9' X 10')

DRIVE-IN DOOR

1 (12' X 14')

CAR PARKING

75 SPACES

SPRINKLERS

ESFR

ELECTRICAL

1,200 AMP, 277/480V
(EXPANDABLE TO 4,000 AMP)

SKYLIGHTS

3% SKYLIGHTS W/ BURGLAR BARS

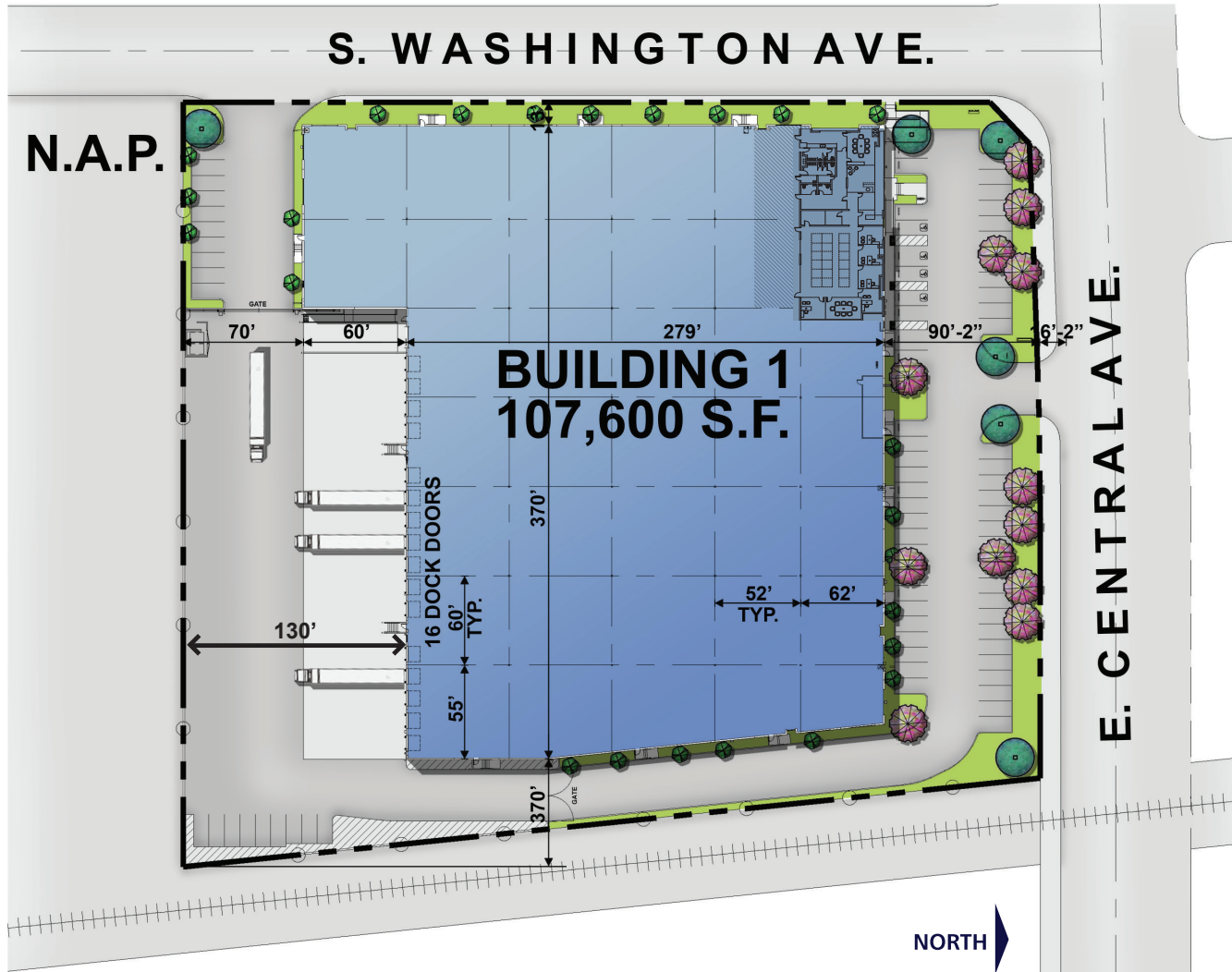
FLOOR SLAB

7", 4,000 PSI (REINFORCED)

LOCATION

I-215 FREEWAY ACCESS VIA
ORANGE SHOW RD ON/OFF
RAMPS AND I-10 FREEWAY ACCESS
VIA WATERMAN AVE ON/OFF
RAMPS

// SITE PLAN



Development, Marketing & Management by:



Asset Management by:

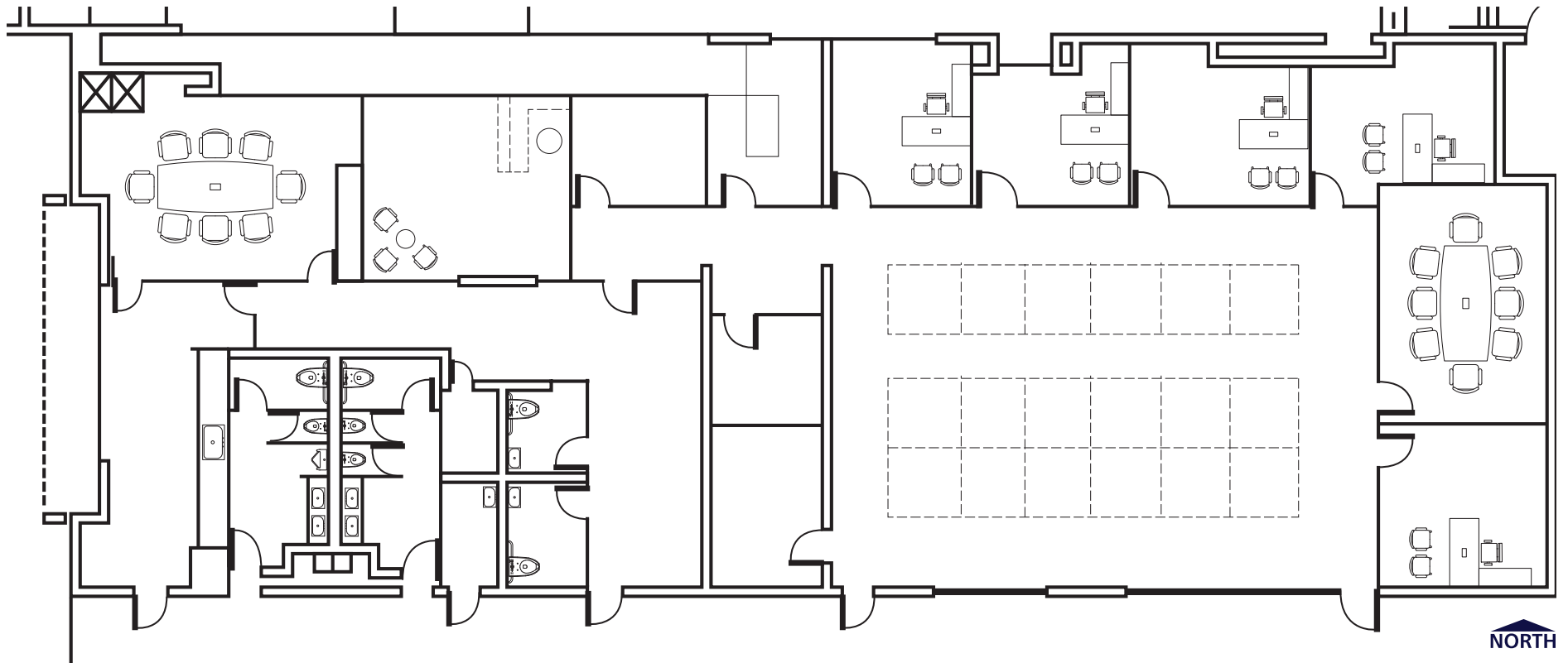


// 865 S. WASHINGTON AVENUE
San Bernardino, CA 92408

No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals. This listing shall not be deemed an offer to lease, sublease or sell such property and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W's arrangement with its principal, if, as and when such commission (if any) is actually received from such principal.



// OFFICE PLAN



Development, Marketing &
Management by:



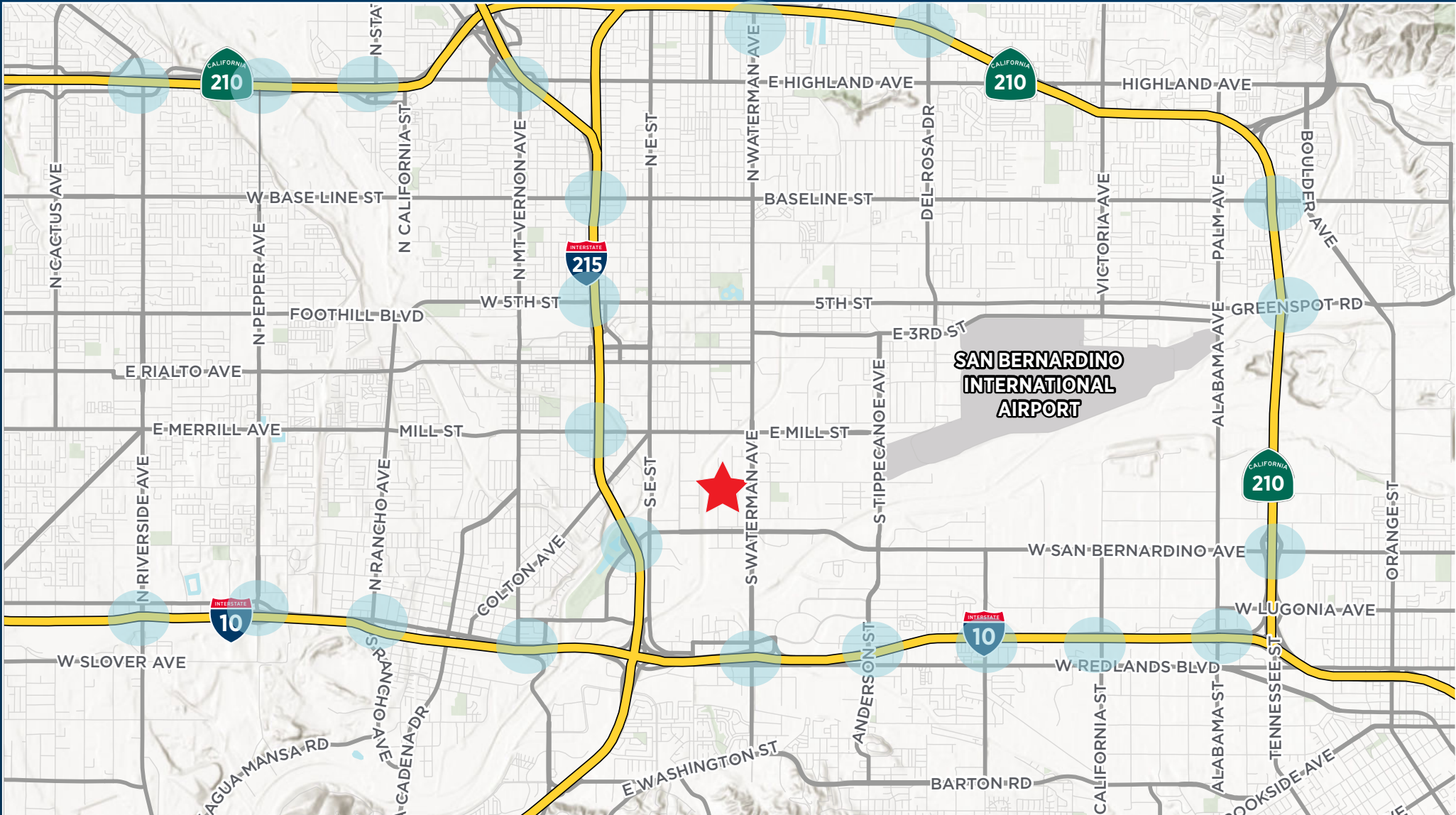
Asset Management by:



// **865 S. WASHINGTON AVENUE**
San Bernardino, CA 92408

No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals. This listing shall not be deemed an offer to lease, sublease or sell such property and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W's arrangement with its principal, if, as and when such commission (if any) is actually received from such principal.





CONTACT

Chuck Belden, SIOR
 909 942 4640
 chuck.belden@cushwake.com
 Lic. No: 00844840

Tim Pimentel, SIOR
 909 942 4647
 tim.pimentel@cushwake.com
 Lic. No: 01421452

Brice Larson
 909 942 4642
 brice.larson@cushwake.com
 Lic. No: 02056356

Chris Pimentel
 909 942 4600
 chris.pimentel@cushwake.com
 Lic. No: 02207362



901 Via Piemonte, Suite 200 | Ontario, California 91764

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.