

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

 **CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

BUILDING SIZE
107,600 SF

SITE AREA
4.79 ACRES

CLEAR HEIGHT
32' INTERIOR

OFFICE AREA
±3,000 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)

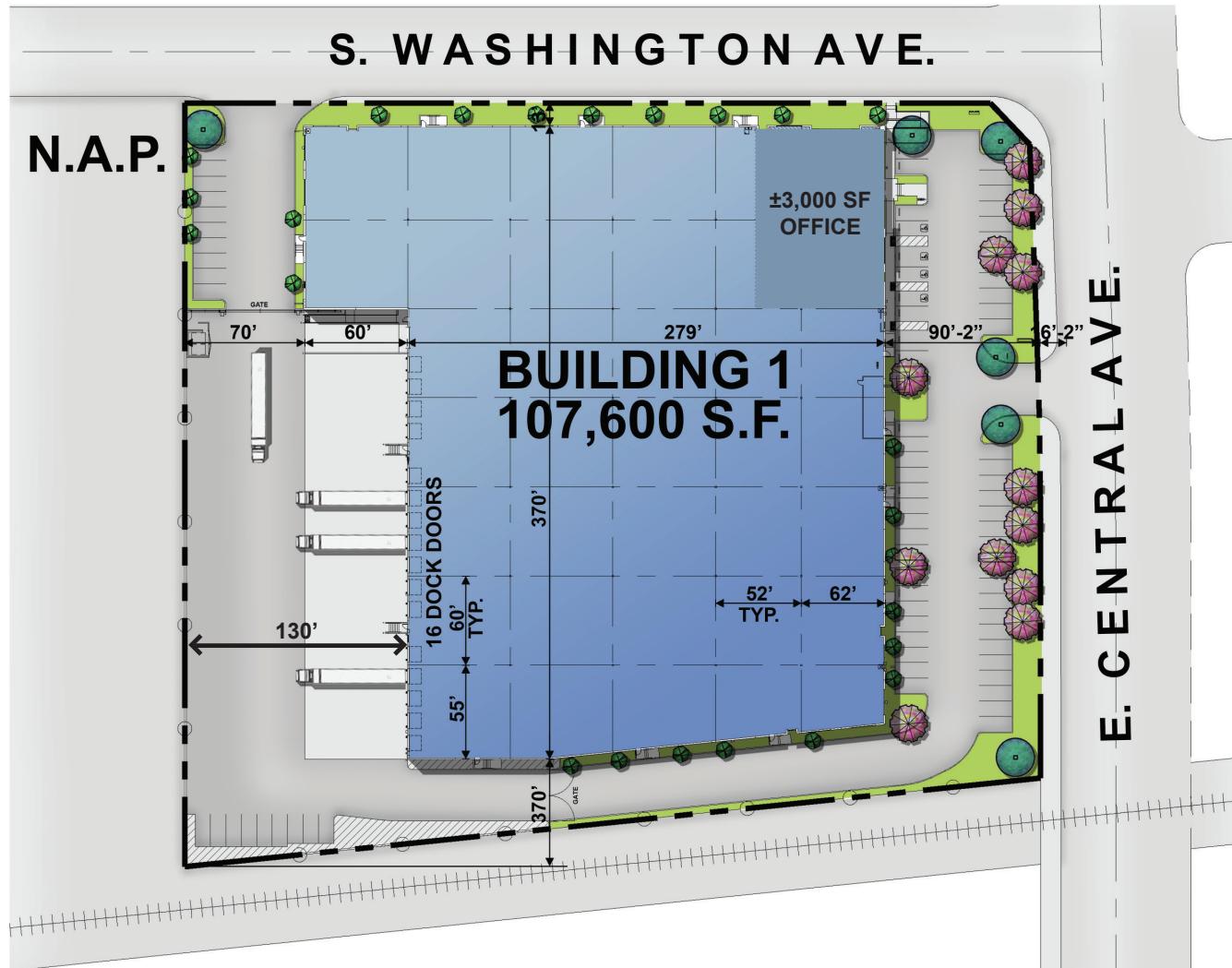
SKYLIGHTS
3% SKYLIGHTS W/ BURGLAR BARS

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

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.

// SITE PLAN



Development, Marketing &
Management by:



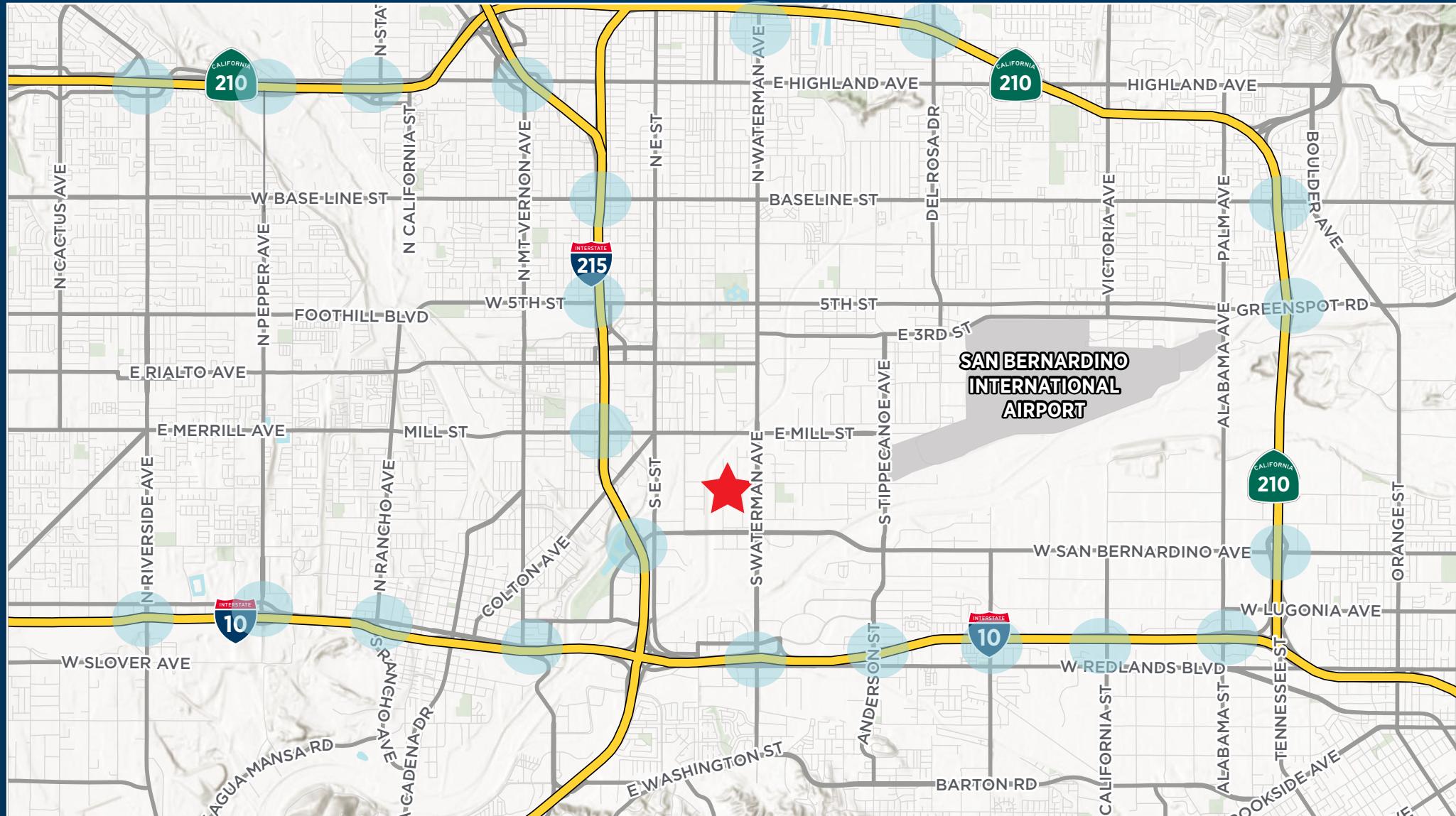
Asset Management by:



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San Bernardino, CA 92408

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901 Via Piemonte, Suite 200 | Ontario, California 91764