

AVAILABLE FOR SALE OR LEASE

2257 S WILLOW AVENUE

BLOOMINGTON, CA 92316

±100,020 SF

INDUSTRIAL BUILDING

**ENTITLED BUILD TO SUIT
OPPORTUNITY**



FOR MORE INFORMATION, PLEASE CONTACT:

MILO LIPSON

+1 909 942 4648
milo.lipson@cushwake.com
CA License 01253614

RYAN VELASQUEZ

+1 909 800 0576
ryan.velasquez@cushwake.com
CA License 01347459

COOPER HUGHES

+1 562 652 7486
cooper.hughes@cushwake.com
CA License 02216870





PROPERTY HIGHLIGHTS

- 2257 S Willow Ave. Bloomington, CA
- 100,020 SF Freestanding Industrial Building
- Office: To Suit
- Dock High Loading: 13 Doors
- Ground Level Loading: 1 Door
- Land Area: ± 4.74 Acres
- Secured Yard: Yes
- Car Parking: 72 spaces
- Clear Height: Up to 40'
- Sprinklers: ESFR
- Power: To Suit
- Lighting: To Suit
- Zoning: H-IND
- APN: 0258-041-08

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ELEVATIONS:



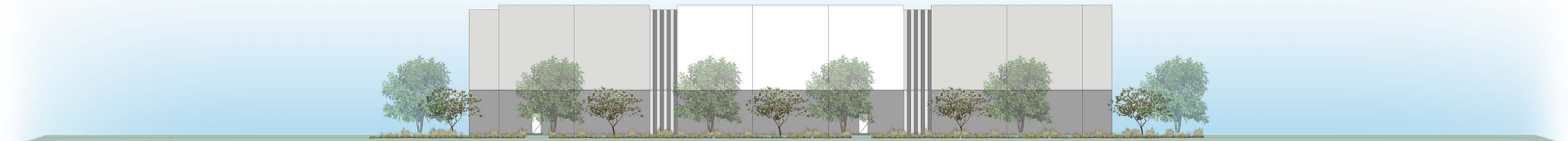
North Elevation



West Elevation - Willow Avenue



South Elevation



East Elevation

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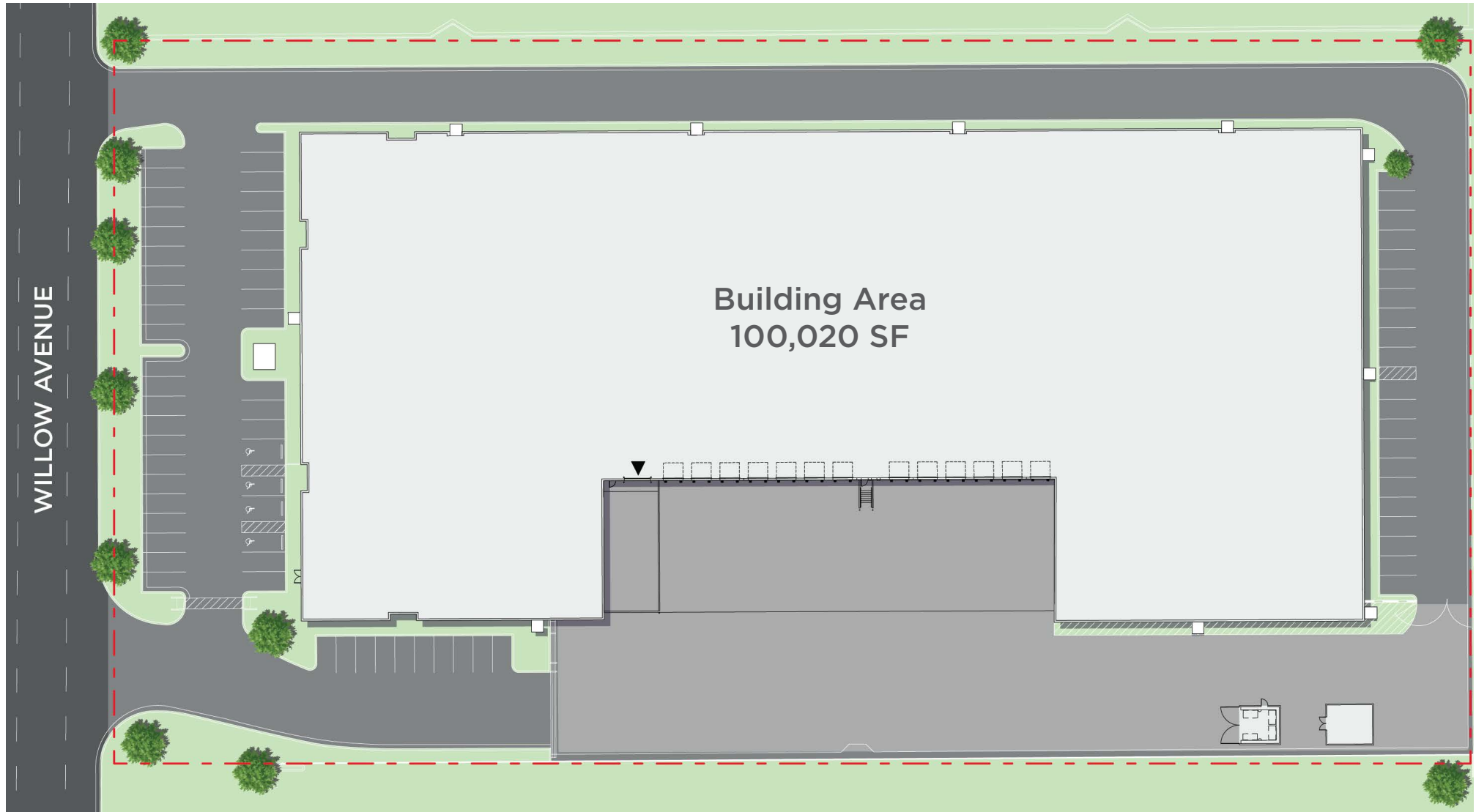
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SITE PLAN:



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LOCATION HIGHLIGHTS



Immediate Access to I-10 Freeway



Proximity to Ontario International Airport



Strategically located near Union Pacific Rail



Connectivity to the Ports of Los Angeles & Long Beach



Convenient I-15 and I-215 Freeway Access



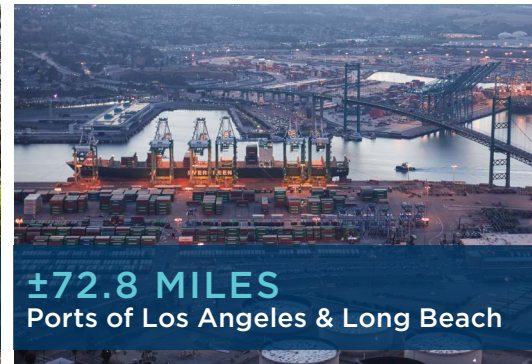
±0.6 MILES
Interstate 10 Freeway



±12.7 MILES
Ontario International Airport



±0.3 MILES
Union Pacific Rail



±72.8 MILES
Ports of Los Angeles & Long Beach

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