

**INDUSTRIAL FOR
LEASE**

Major Price Reduction!



4180 Hallmark Pkwy, San Bernardino, CA 92407

±22,195 SF INDUSTRIAL BUILDING

JP GORMLY

Vice President, Principal LIC NO 01921853

e jpgormly@lee-associates.com

o 323.767.2036

PETER D. BACCI

SIOR Executive VP, Principal LIC NO 00946253

e pbacci@lee-associates.com

o 323.767.2022

MICHAEL H. TSAPARIAN

CCIM SIOR Executive VP, Principal LIC NO 00946253

e mtsaparian@lee-associates.com

o 323.767.2111

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INDUSTRIAL FOR LEASE

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION
- ±22,195 SF BUILDING ON ±60,984 SF LOT
- AVAILABLE IMMEDIATELY
- THREE (3) DOCK HIGH POSITIONS
- THREE (3) GROUND-LEVEL DOORS
- 23' MINIMUM CLEARANCE
- ESFR SPRINKLERS, K25.2 HEADS
- IRON FENCED & GATED YARD
- SKYLIGHTS
- EASY ACCESS TO THE I-215, I-210 FREEWAYS



PRICING SUMMARY

LEASE RATE: \$1.29 PSF/MO GRS

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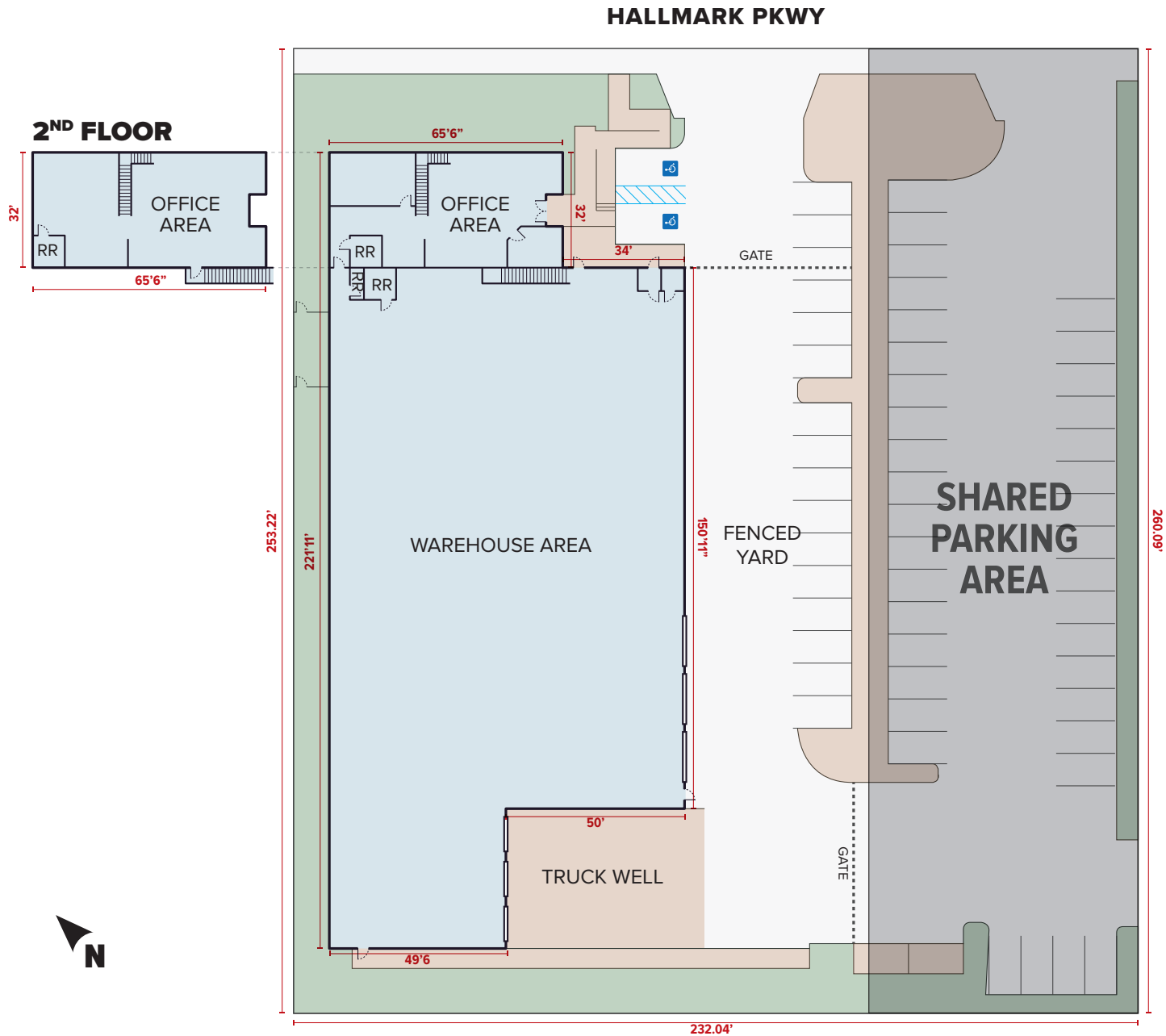
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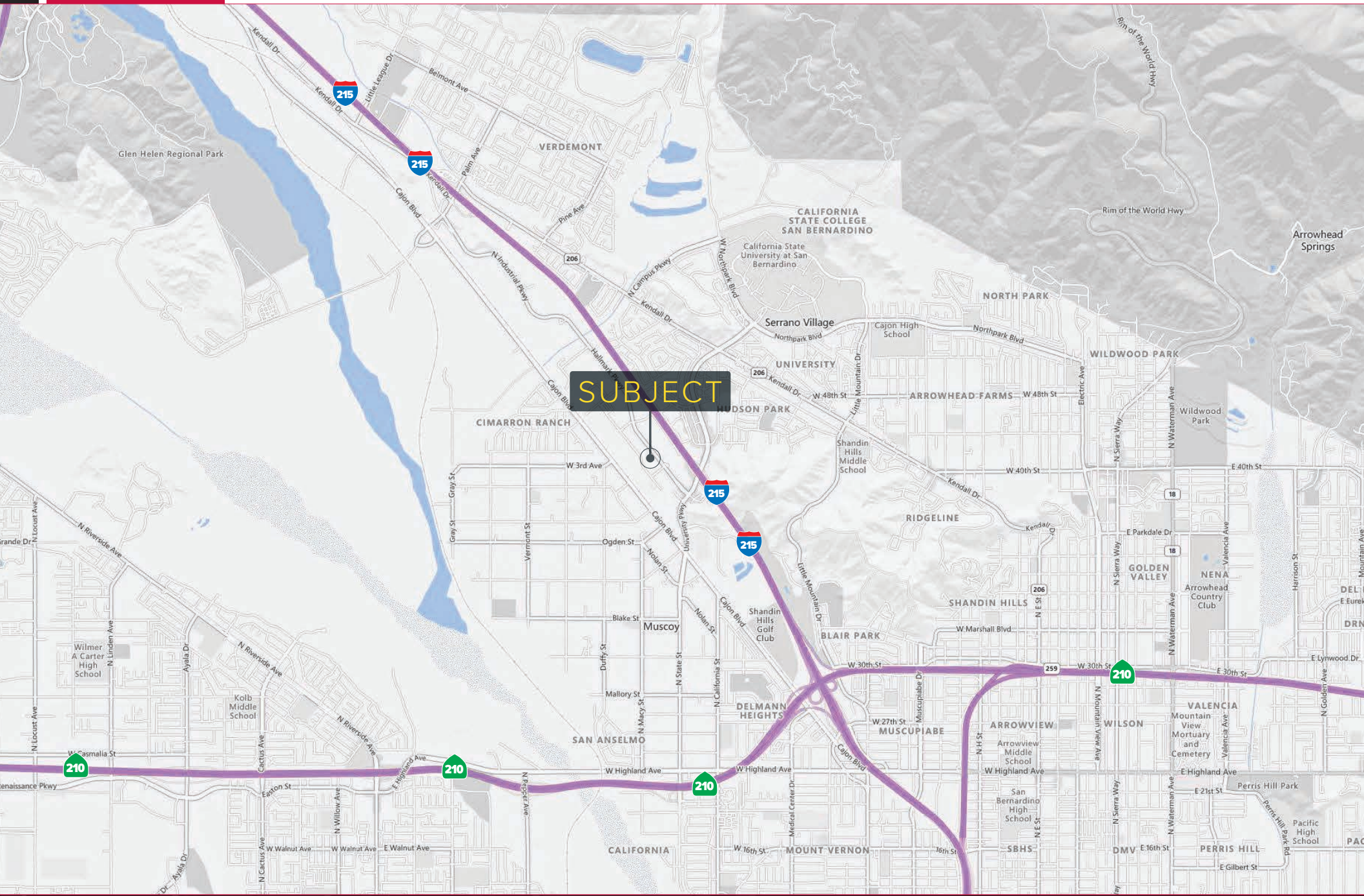
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±22,195 SF INDUSTRIAL BUILDING

PROPERTY PHOTOS





NOTE: Drawing not to scale. All measurements and sizes are approximate.

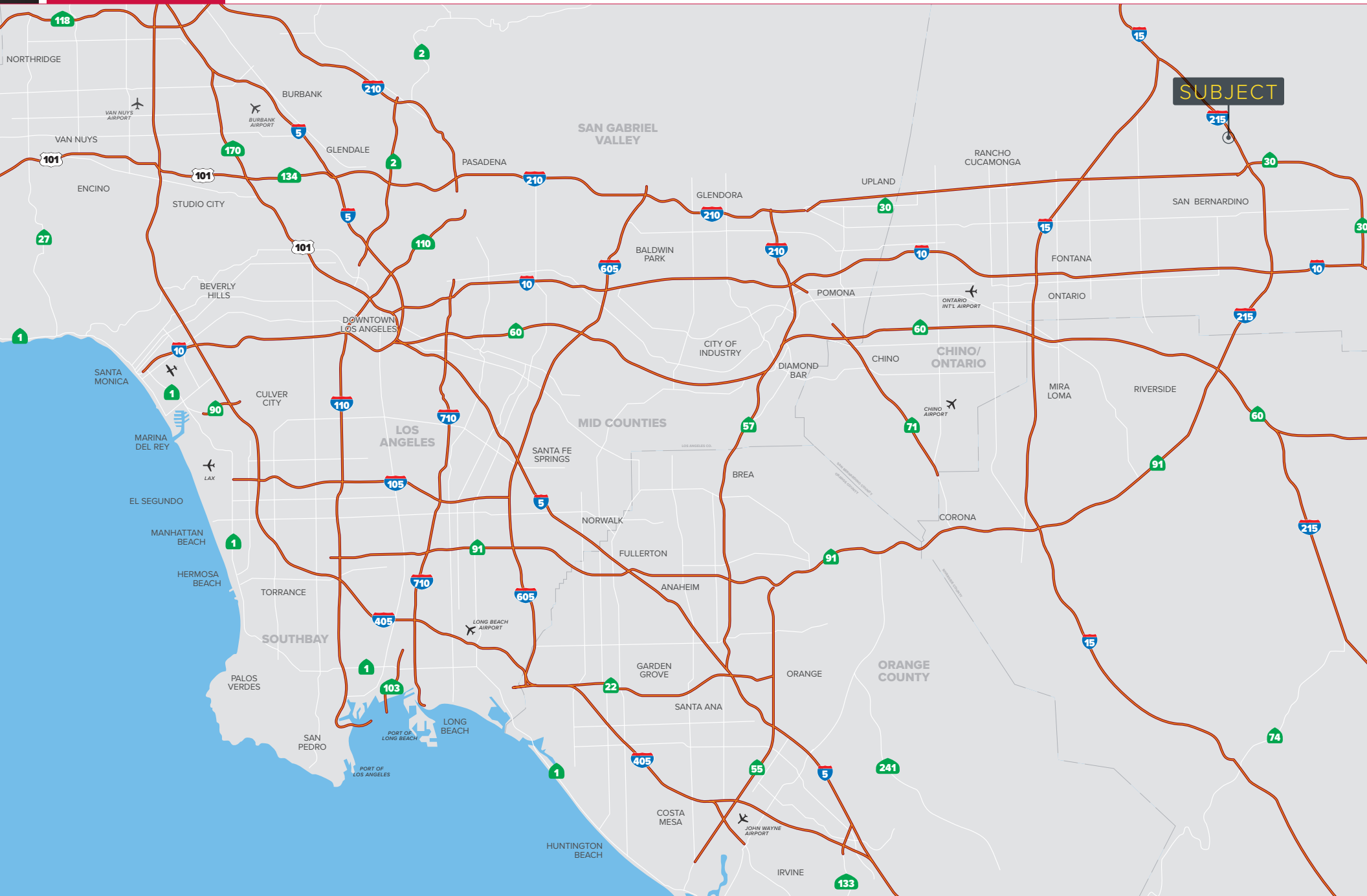


SUBJECT

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4180 Hallmark Pkwy, San Bernardino, CA 92407
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REGIONAL MAP

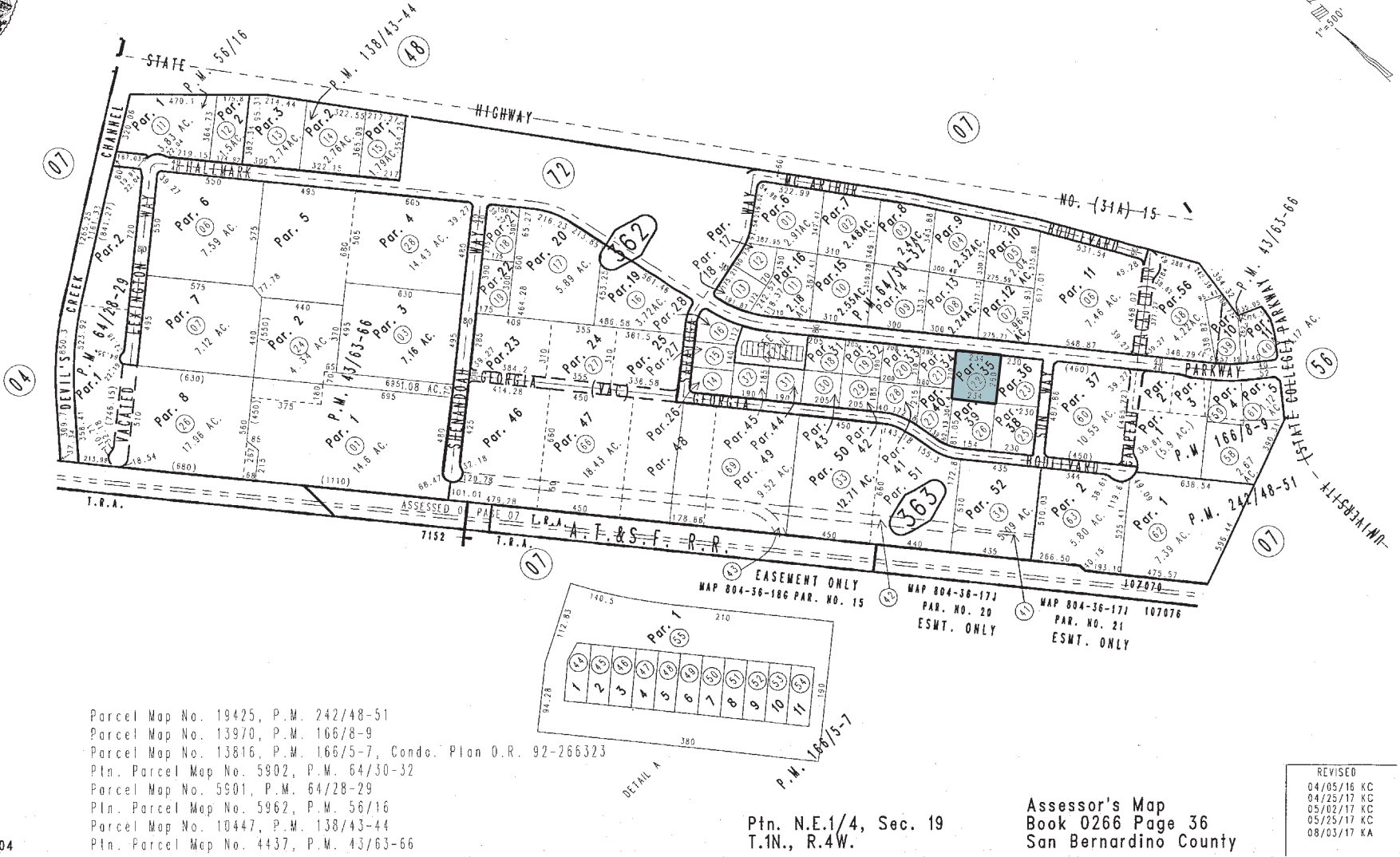


THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 4437, P.M. 43/63-66

City of San Bernardino
Tax Rate Area
7058

0266 - 36



- Parcel Map No. 19425, P.M. 242/48-51
- Parcel Map No. 13970, P.M. 166/8-9
- Parcel Map No. 13816, P.M. 166/5-7, Condo. Plan O.R. 92-266323
- Ptn. Parcel Map No. 5902, P.M. 64/30-32
- Parcel Map No. 5901, P.M. 64/28-29
- Ptn. Parcel Map No. 5962, P.M. 56/16
- Parcel Map No. 10447, P.M. 138/43-44
- Ptn. Parcel Map No. 4437, P.M. 43/63-66

Ptn. N.E.1/4, Sec. 19
T.1N., R.4W.

Assessor's Map
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San Bernardino County

REVISED
04/05/16 KC
04/25/17 KC
05/02/17 KC
05/25/17 KC
08/03/17 XA

September 2004