

INDUSTRIAL FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Major Price Reduction!

4180 Hallmark Pkwy
San Bernardino, CA 92407

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION
- ±21,127 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**
OPEX: \$0.12 PSF

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±21,127 SF
INDUSTRIAL BUILDING



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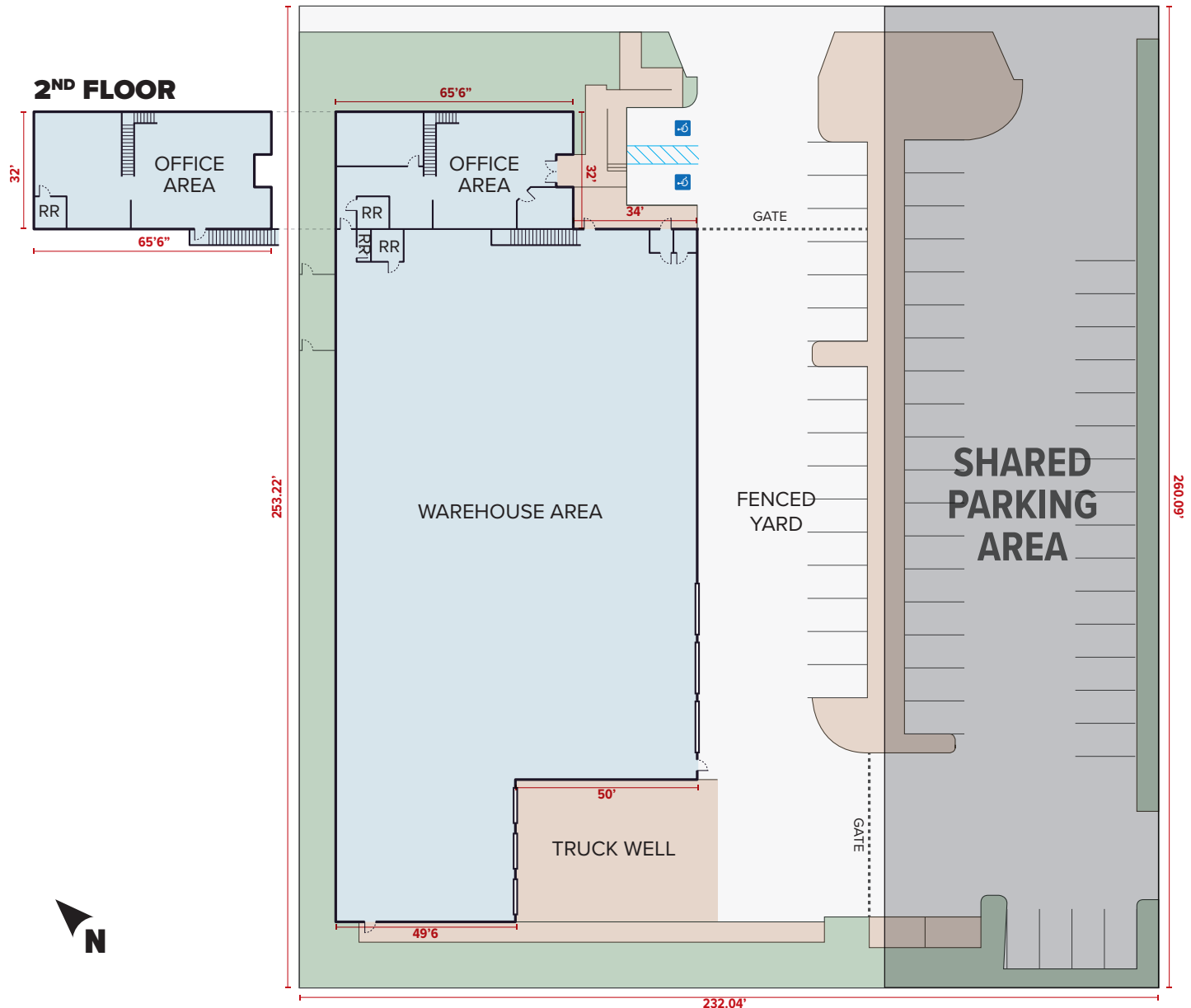
LEE-ASSOCIATES.COM

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INDUSTRIAL FOR LEASE

PROPERTY SITE PLAN

HALLMARK PKWY



4180 Hallmark Pkwy
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±21,127 SF Industrial Building

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

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