

# REALTERM

# FOR LEASE REALTERM - SAN BERNARDINO

2765 Lexington Way | San Bernardino, CA

## HIGH FLOW THROUGH (HFT) | LOGISTICS BUILDING



# MAJOR RENOVATION



BUILDING SIZE  
**±129,850 SF**



LAND SIZE  
**18.34 ACRES**  
Includes ±4.05-Acre Additional Yard



REPOSITION DELIVERY DATE  
**Immediate Occupancy**

## HIGHLIGHTS

- ▶ Abundant Truck & Trailer Parking
- ▶ 3000 Amps of Power
- ▶ New ESFR Sprinkler System
- ▶ 2-Sided Loading
- ▶ New LED Lighting
- ▶ Active BNSF Rail Service
- ▶ Truck Scale



[2765Lexington.com](https://2765Lexington.com)



[Video Tour](#)

### SPENCER CASEMENT

Principal  
[scasement@lee-associates.com](mailto:scasement@lee-associates.com)  
562-568-2045

### JEFF HUBERMAN

SIOR, Principal  
[jhuberman@lee-associates.com](mailto:jhuberman@lee-associates.com)  
562-568-2024

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## HIGHLIGHTS



## PROPERTY CHARACTERISTICS



- ▶ 34 Dock-High Doors
- ▶ 3 Ground-Level Doors
- ▶ 48 Trailer Positions (Expandable)
- ▶ ±6,360 SF Office
- ▶ 152 Employee Parking Spaces
- ▶ 18'-20' Clear Height Range
- ▶ 6 EV Charging Stations  
(Infrastructure in Place for an  
Additional 19 EV Charging Stations)

2765Lexington.com | 2765 Lexington Way | San Bernardino, CA

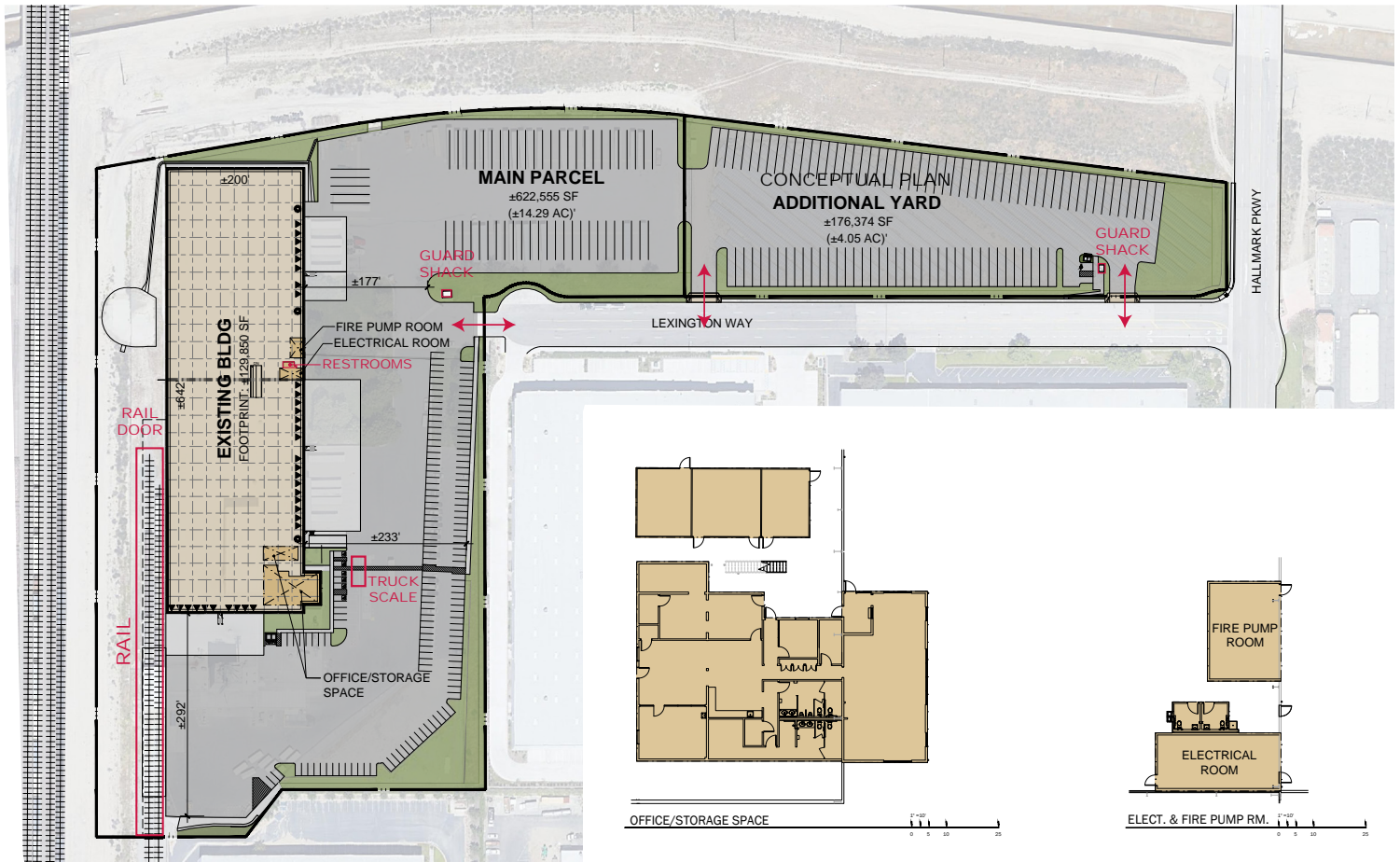
The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

REALTERM

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# SITE PLAN



## AREA HIGHLIGHTS

- ▶ **Exceptional Flow**  
2-Sided Loading and Wide Turning Radius
- ▶ **Abundant Parking**  
Potential to Expand Yard
- ▶ **Secure Access**  
Gate with Guard Shack Located on Cul-de-sac



## OFFICE PHOTOS



**2765Lexington.com | 2765 Lexington Way | San Bernardino, CA**

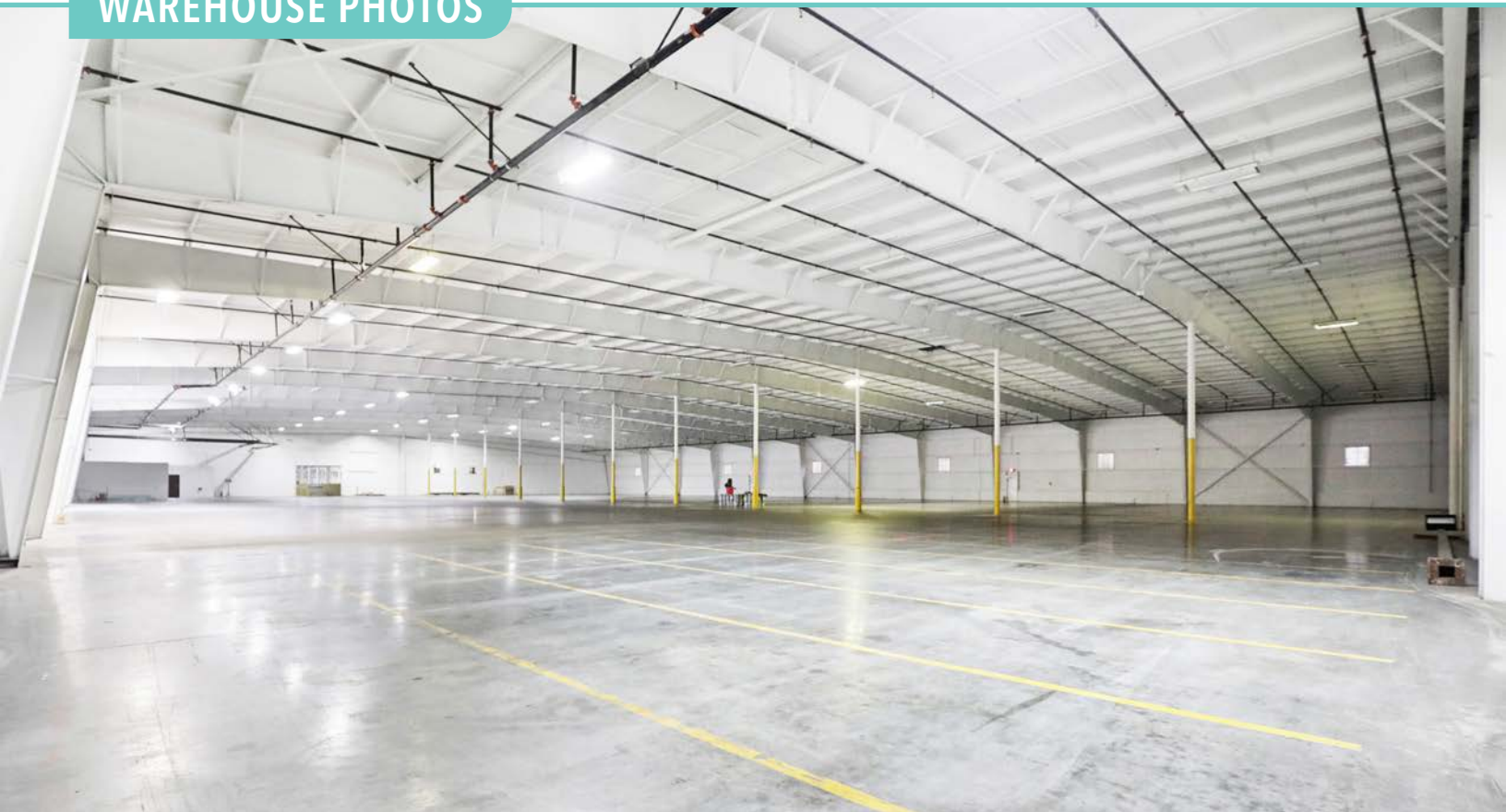
The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

**REALTERM**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## WAREHOUSE PHOTOS



**2765Lexington.com | 2765 Lexington Way | San Bernardino, CA**

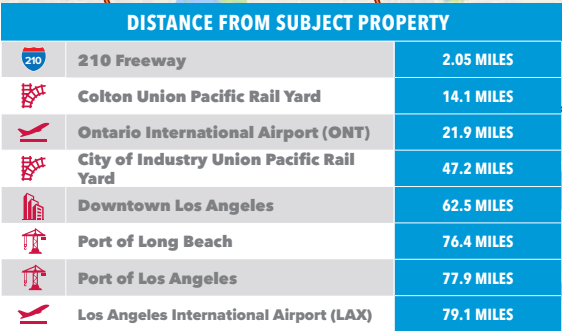
The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

**REALTERM**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## DISTANCE MAP & CORP. NEIGHBORS



**2765Lexington.com | 2765 Lexington Way | San Bernardino, CA**

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

# REALTERM



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES