

FOR SALE OR LEASE

773 S. FOISY STREET
SAN BERNARDINO, CA 92408

±104,850 SF

NEW STATE-OF-THE-ART
DISTRIBUTION FACILITY



PATRIOT
 DRAKE

Voit
REAL ESTATE SERVICES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2





**32' minimum warehouse
clear height**



**ESFR sprinkler
system (K-25) @ 25 PSI**



**±2,500 SF first floor
office space and
±2,500 SF of Mezzanine**



**52' x 60' typical
column spacing**



**11 - dock high
loading doors (9' x 10')**



**2 - grade
level doors (12' x 14')**



**7 - 35,000 lb mechanical
load levelers**



**±70 auto
parking stalls**



**2,000 amp
power services (verify)**



**6" thick
building slab**



**135' secured
concrete truck court**



**Close proximity to 210,
I-215 and 10 freeway**



3% skylights



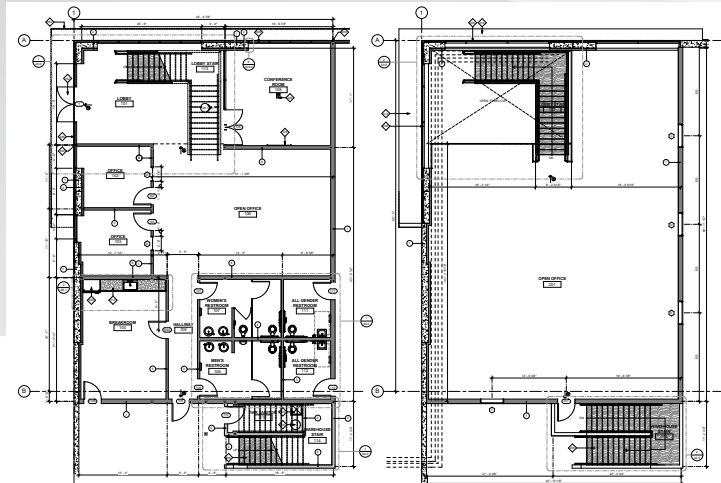
**LED warehouse
lighting @ 25' candle**



±5.35 acre lot size

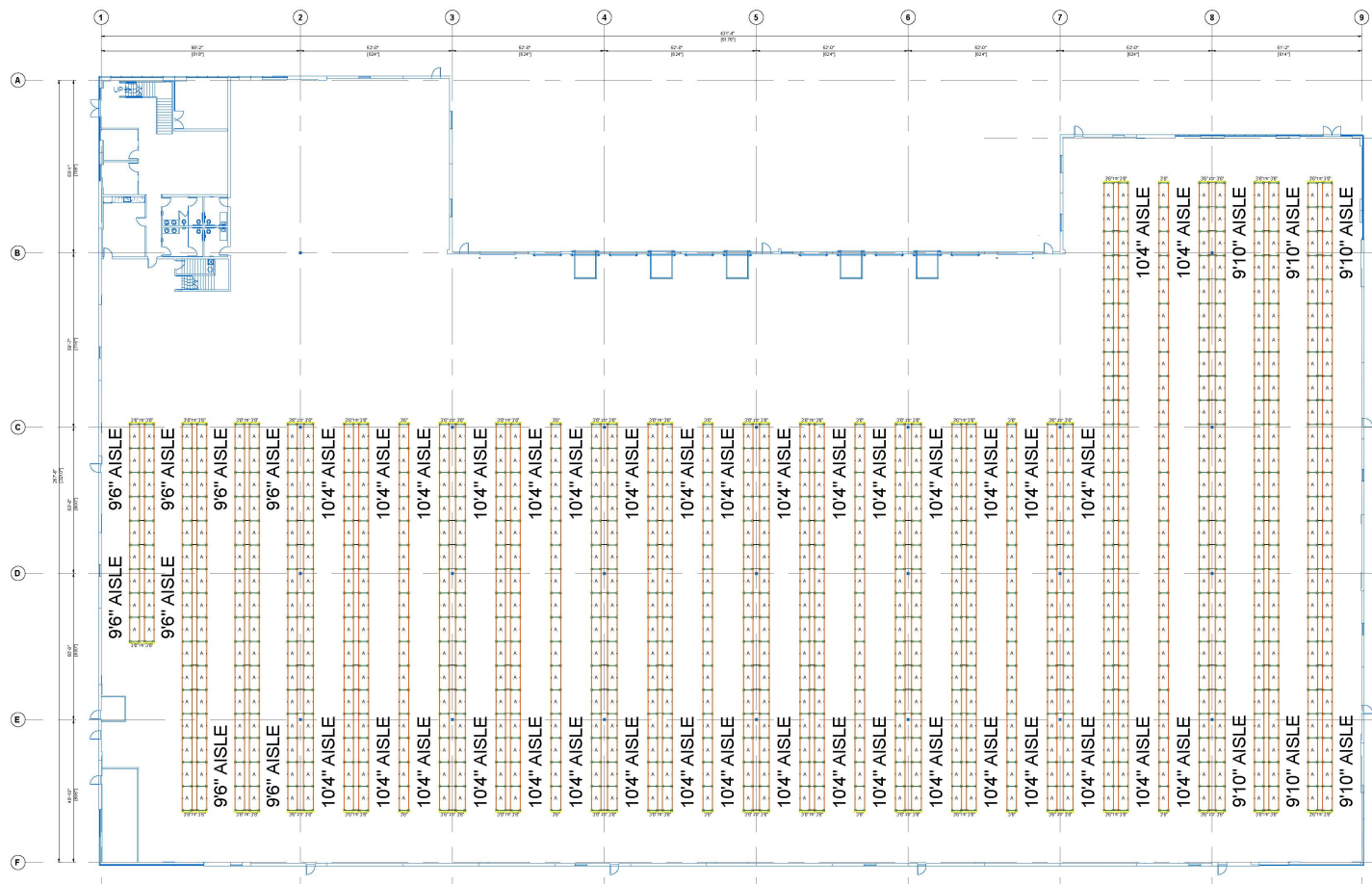
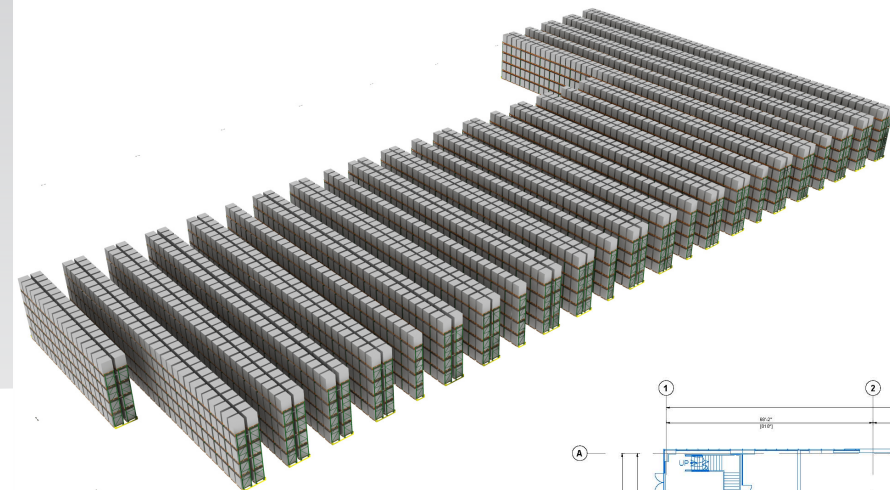


**Corporate neighbors: Burlington, Kohls,
Amazon, Cott Beverage and Pactiv**



FIRST FLOOR
OFFICE PLAN





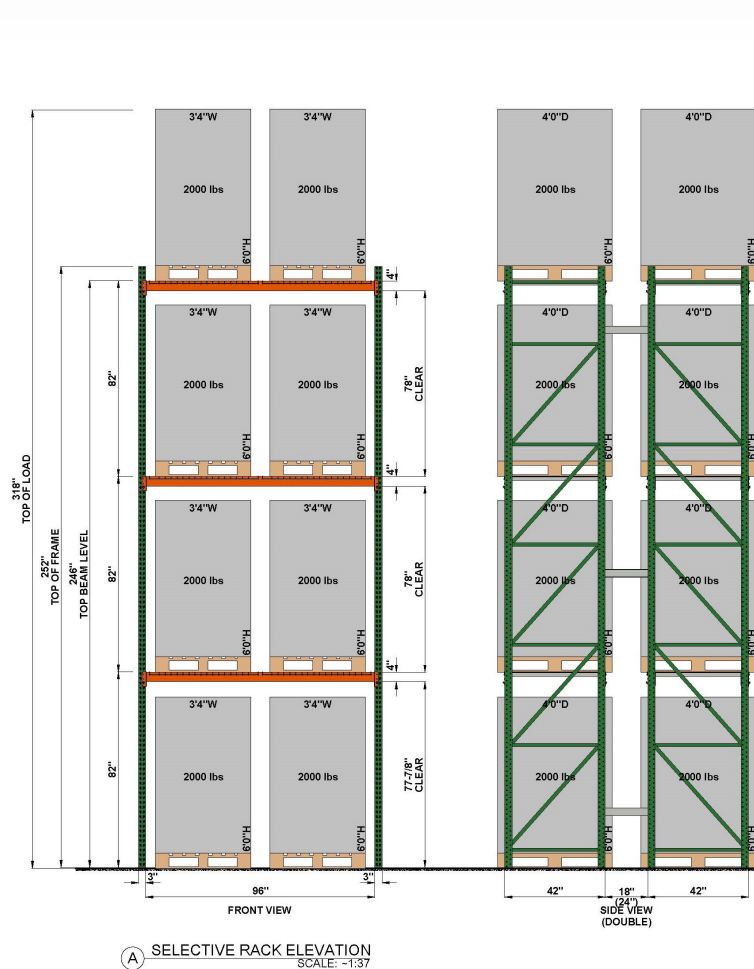
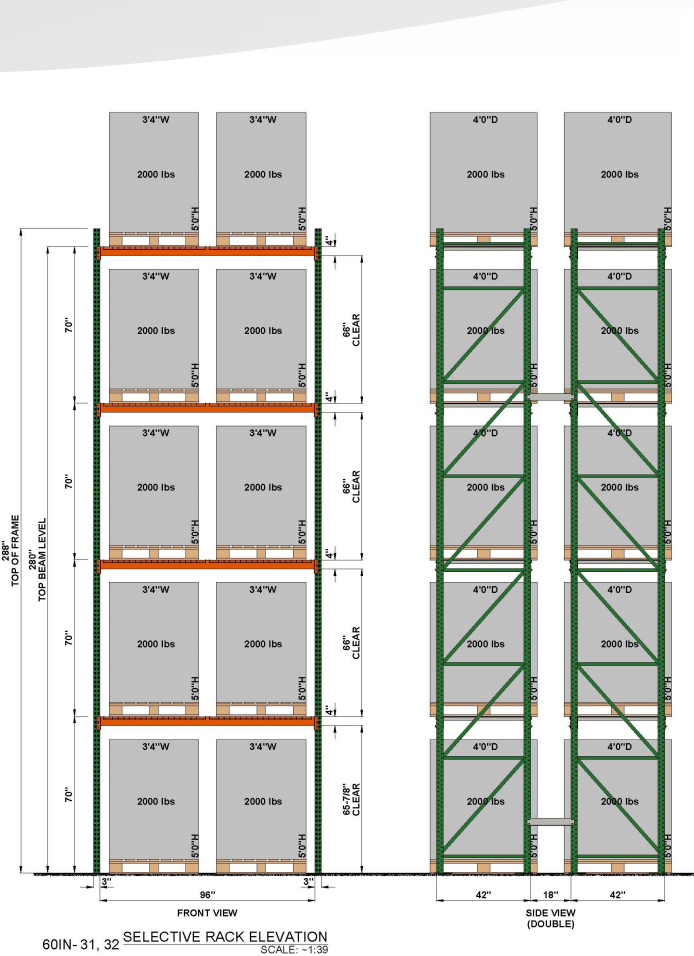
Total Pallet Positions

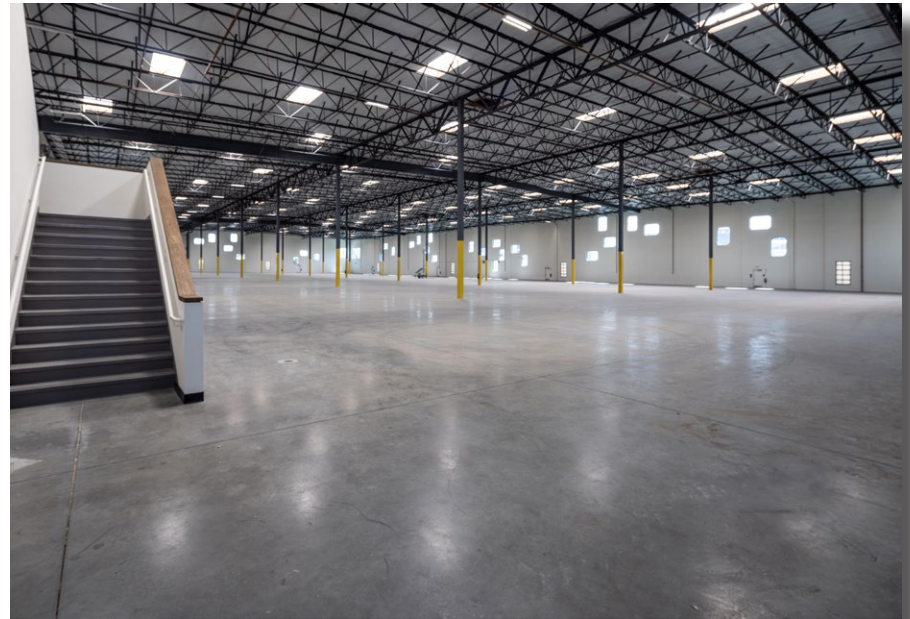
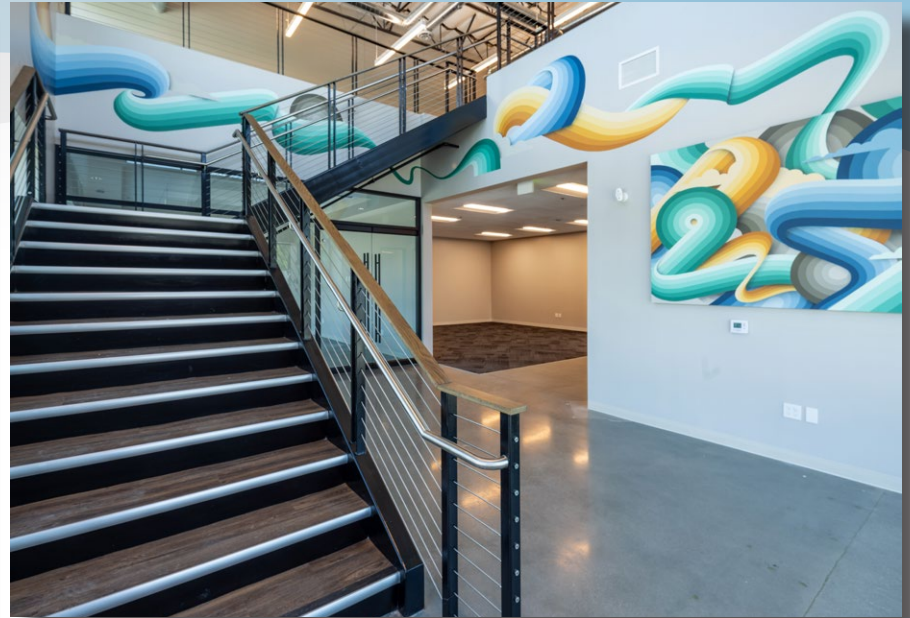
- Approximately 7,480 Pallet Positions (60" Tall Pallet)
- Approximately 5,984 Pallet Positions (72" Tall Pallet)
- 9'6"-10'4" Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- Accessories Upon Request

RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

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No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



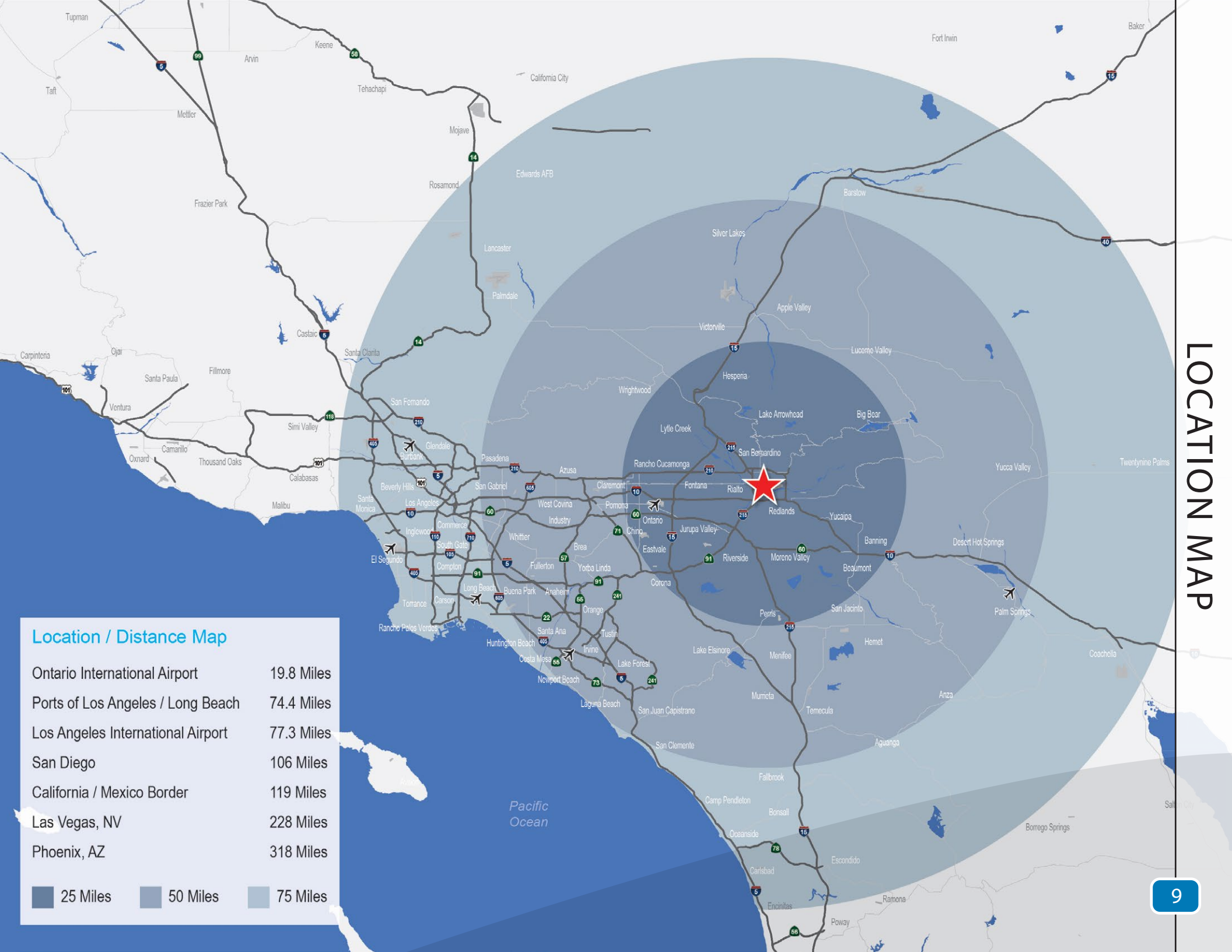




Location / Distance Map

Ontario International Airport	19.8 Miles
Ports of Los Angeles / Long Beach	74.4 Miles
Los Angeles International Airport	77.3 Miles
San Diego	106 Miles
California / Mexico Border	119 Miles
Las Vegas, NV	228 Miles
Phoenix, AZ	318 Miles

25 Miles
 50 Miles
 75 Miles



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