

ONE MONTH ABATED PER YEAR OF THE LEASE TERM - \$0.70 PSF GROSS!

BRAND NEW
337K SF INDUSTRIAL
BUILDING
(NOT A PART)



1087 E 9TH ST, SAN BERNARDINO

PROPERTY FEATURES:

- **±25,400 SF of Industrial Buildings on 1.52 Acres**
- **Minimal Office**
- **12 GL Doors**
- **14' - 19' Warehouse Clear Height**
- **Fully Sprinklered**
- **Fully Fenced w/ Automatic Gates**
- **26 Parking Stalls**
- **400 amps 3 phase (Separately Metered)**
- **Light Industrial Zoning (Verify)**

BOBBY MARTINEZ

Senior Associate

License ID# 02204507

949.790.3104

bmartinez@leeirvine.com

SKYLER SERRANO

Senior Vice President

License ID# 01790959

949.790.3180

sserrano@leeirvine.com



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - Irvine

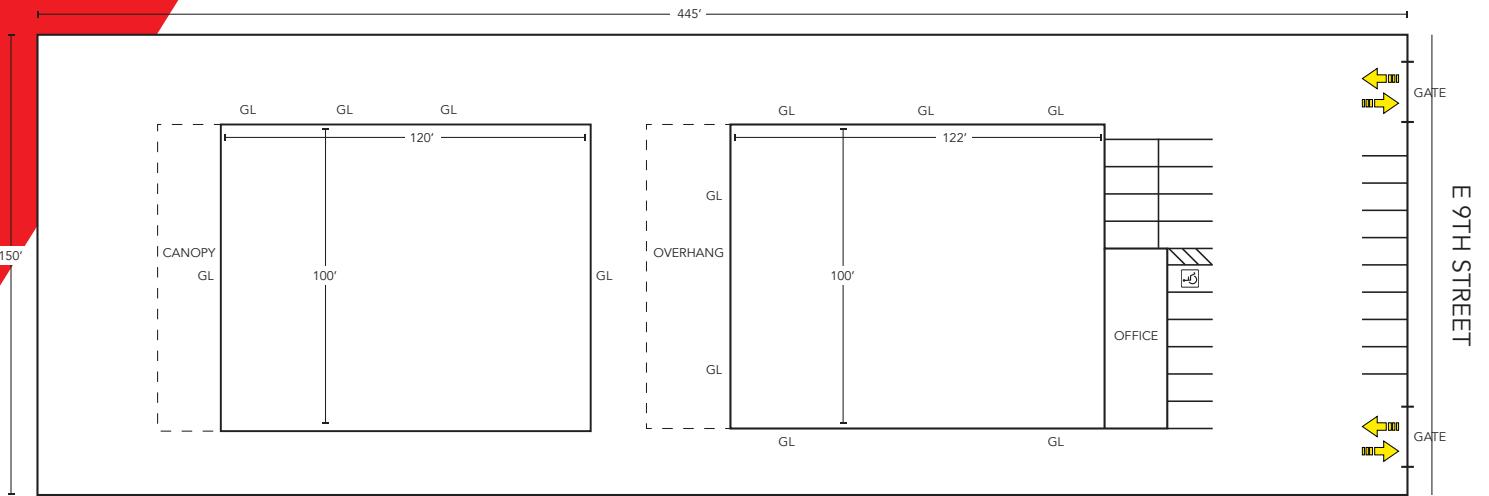
9838 Research Drive

Irvine, CA 92618

Lic. 01044791

lee-irvine.com

SITE PLAN



*Not to Scale

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