

FOR SALE
±33,440 SF

SINGLE-TENANT LEASED INVESTMENT

1430-1450 COOLEY CT | SAN BERNARDINO, CA 92408

DO NOT DISTURB TENANT



Daniel Glazer

Senior Vice President & Principal

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dglazer@lee-assoc.com

DRE #01958796



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Corporate ID 00976995

PROPERTY HIGHLIGHTS

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- ±33,440 SF BUILDING
- ±4,500 SF OF TWO-STORY OFFICES
- LARGE YARD, SITUATED ON ±2.49 AC
- CONCRETE TILT-UP CONSTRUCTION
- 1200 AMPS, 3 PHASE POWER (VERIFY)
- SIX (6) GROUND LEVEL LOADING DOORS
- FOUR (4) DOCK HIGH LOADING DOORS
- 24' CLEAR HEIGHT
- OUTSTANDING LOCATION



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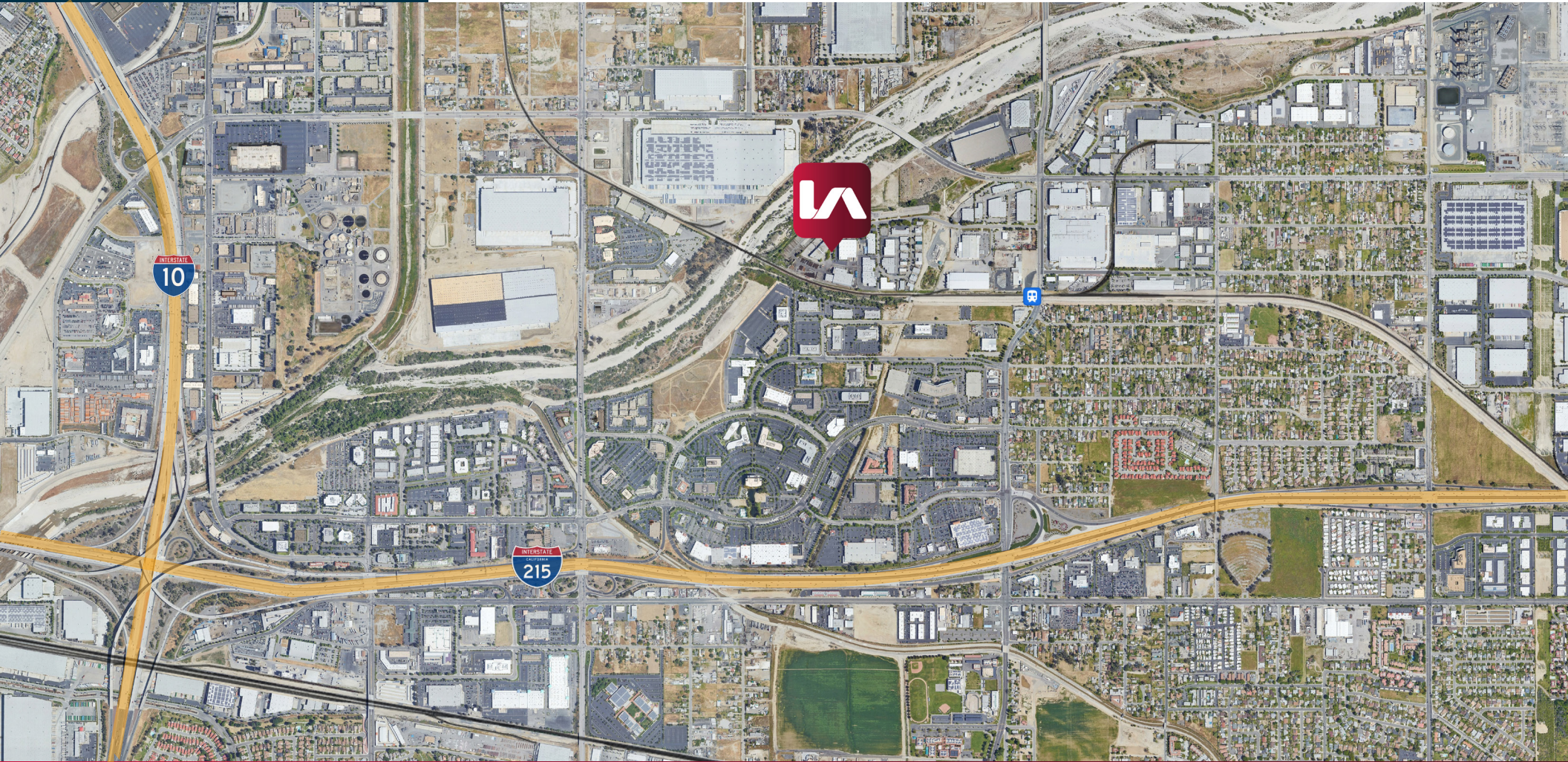
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AERIAL
VIEW

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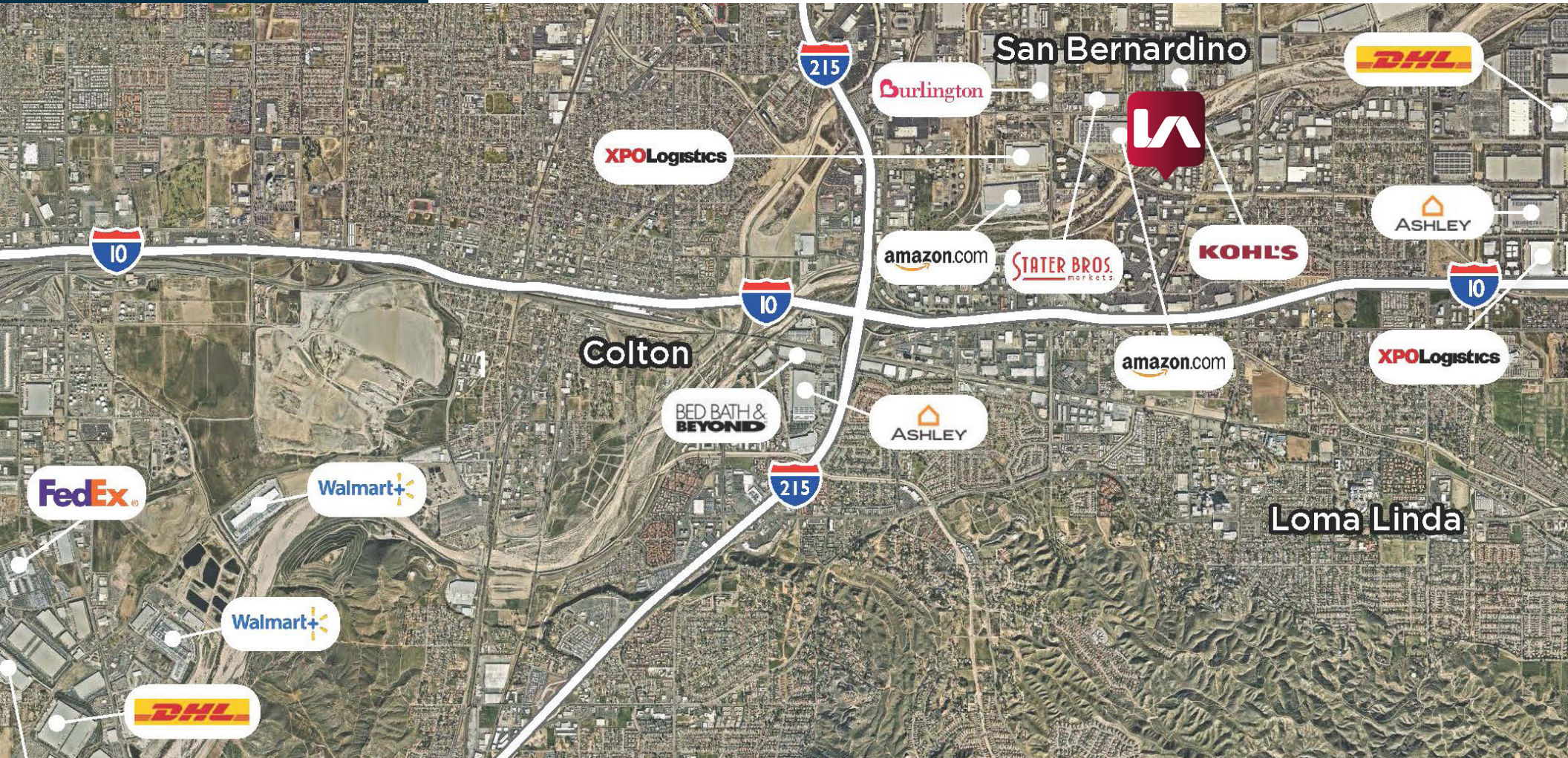
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NEARBY CORPORATE TENANTS

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