

575 E.  
SANTA FE STREET  
SAN BERNARDINO, CA 92408

**±77,855 SF**  
**BUILD-TO-SUIT FOR SALE**  
**NEW STATE-OF THE-ART**  
**DISTRIBUTION FACILITY**



PATRIOT   
SANTA FE

***Voit***  
REAL ESTATE SERVICES

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES









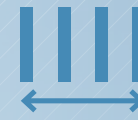
**32' warehouse  
clear height**



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



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



**56' x 60' typical  
column spacing**



**8 - dock high  
loading doors**



**1 - grade  
level doors**



**50 trailer  
parking stalls**



**±53 auto  
parking stalls**



**2,000 amp  
power services**



**6" thick  
building slab**



**135' up to 200'  
concrete truck court**



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



**2.5% skylights**



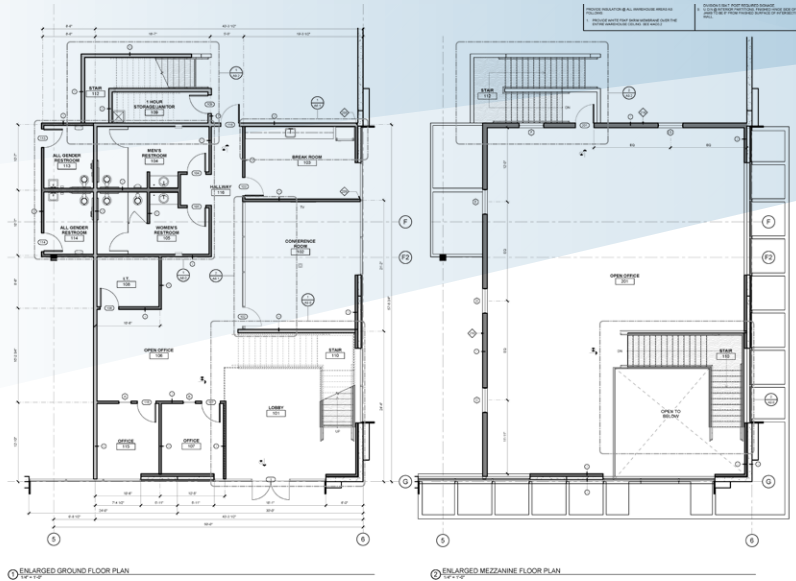
**LED warehouse  
lighting @ 25' candle**



**±3.29 acre lot size**



**4 - 35,000 lb mechanical  
load levelers**



# OFFICE FLOOR PLAN

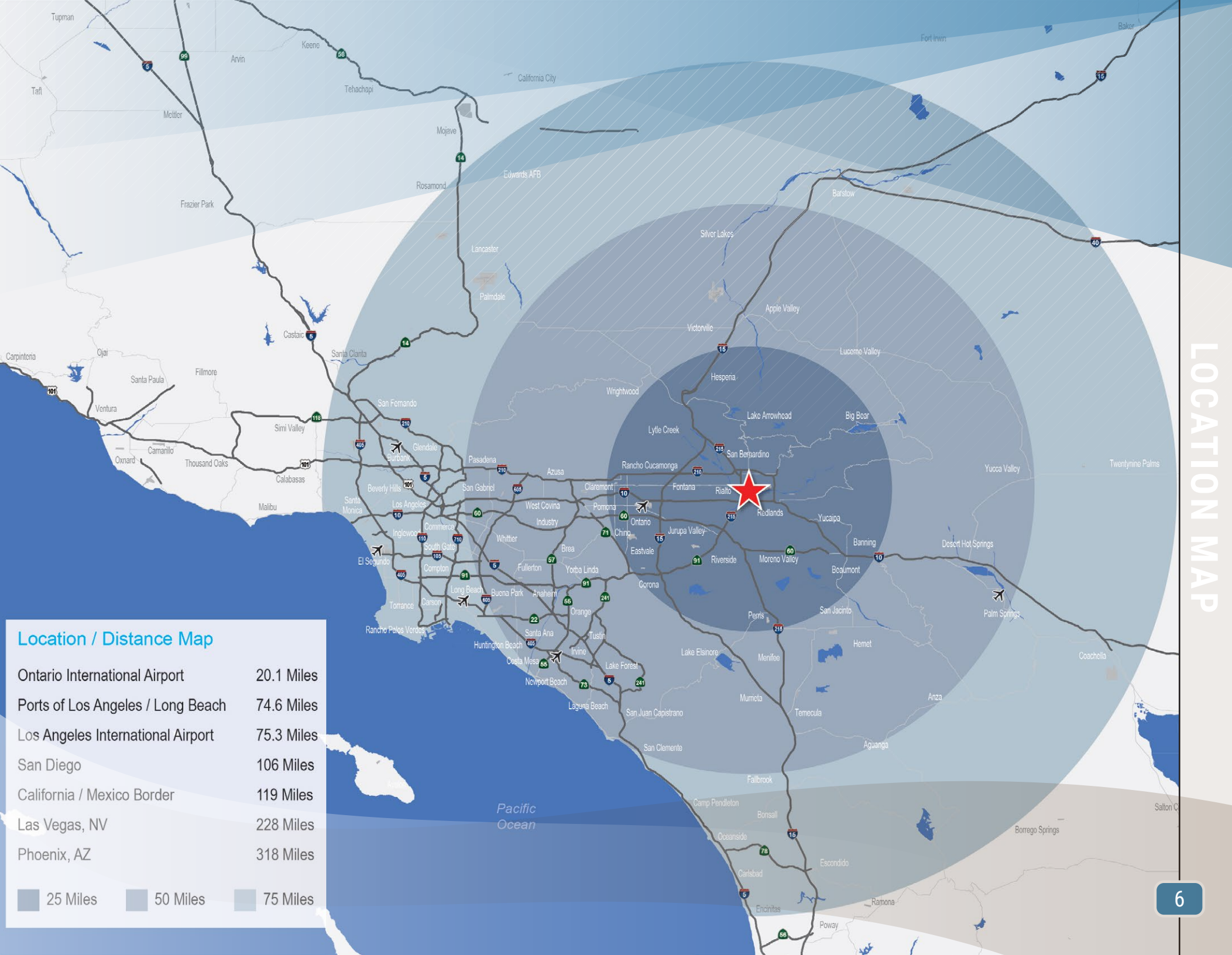


# SITE PLAN









### Location / Distance Map

Ontario International Airport	20.1 Miles
Ports of Los Angeles / Long Beach	74.6 Miles
Los Angeles International Airport	75.3 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

# ±77,855 SF

## BUILD-TO-SUIT FOR SALE

575 E. SANTA FE STREET

SAN BERNARDINO, CA 92408



### Exclusive Listing Agents:

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# Voit

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