

LOCATED WITHIN AN OPPORTUNITY ZONE



CLICK HERE FOR
VIRTUAL TOUR



OAKMONT TIPPECANOE

±337,385 SF

FOR MORE INFORMATION, CONTACT:

Mark Zorn

Lic. 01303982
+1 909 937 6318
mark.zorn@colliers.com

Cory Whitman

Lic. 01876150
+1 909 937 6363
cory.whitman@colliers.com

Nico Coppola

Lic. 02050481
+1 909 937 6348
nico.coppola@colliers.com



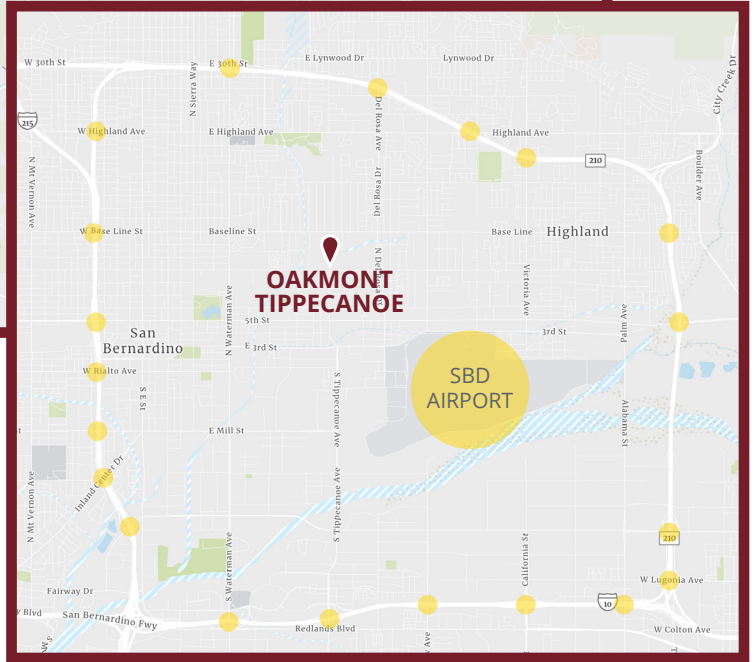
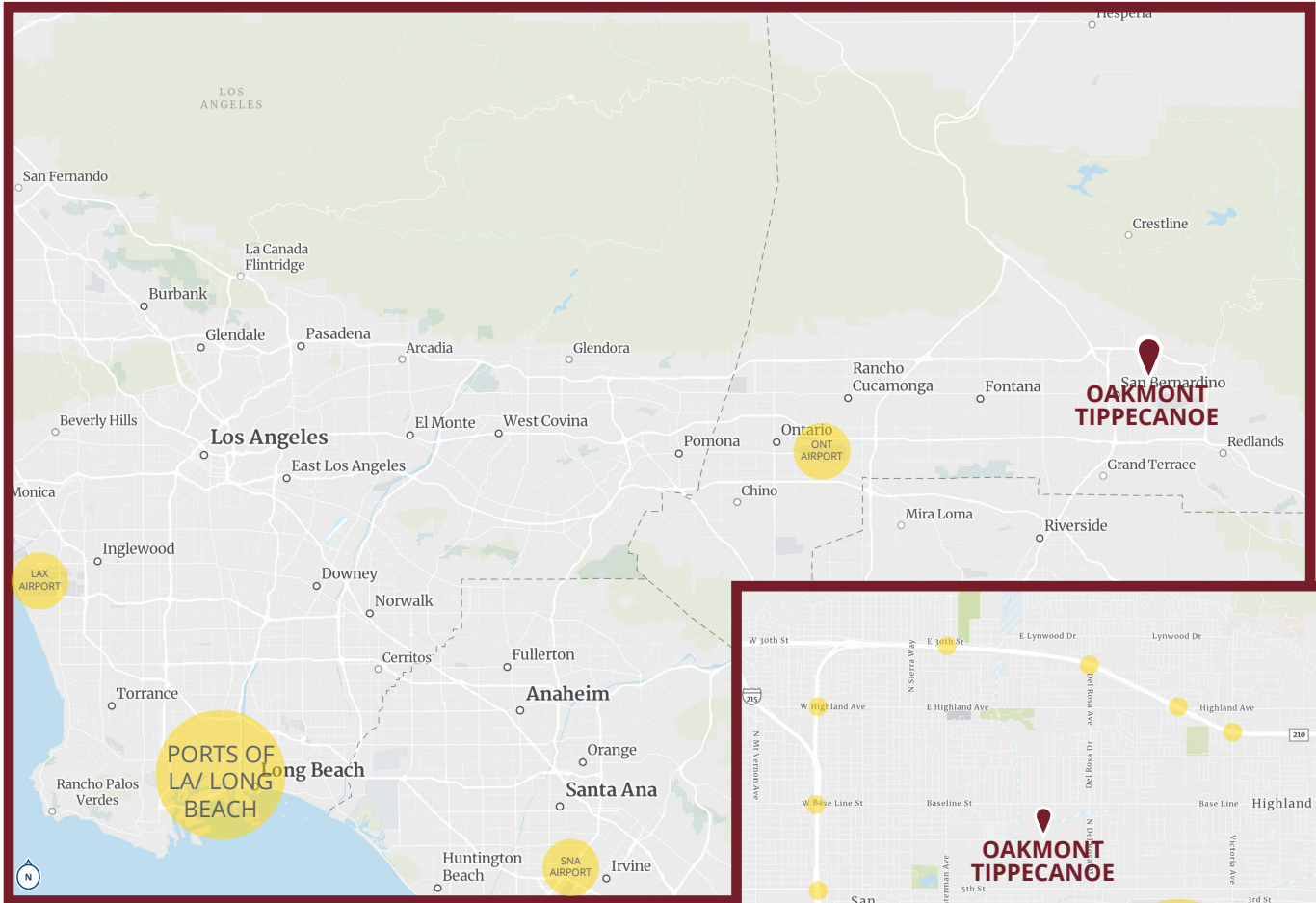
STATE OF THE ART FEATURES

- ±337,385 Square Foot Building
- 36' Clear Height
- 29 (9' x 10') Dock High Doors
- 2 (12' x 14') Grade Level Doors
- Z-Guards at Every Dock Door
- Secured, Full-Concrete Truck Court
137' - 287' & Drive Aisles
- Building Dimensions: 420' x 769'
- ±3,500 SF Finished Office
- 3% Skylights
- 4,000 Amp UGPS with 4,000 Amp Switchboard
- ESFR Fire Sprinkler System (K-25)
- 4-ply Built-Up Roof
- Scrim Foil Insulation
- 28 Trailer Storage Stalls
- 293 Auto Parking Stalls
- Immediate Access to newly improved
Tippecanoe Avenue Off Ramp



OAKMONT TIPPECANOE

752 N. TIPPECANOE AVE, SAN BERNARDINO, CA



DRIVING DISTANCES

I-215	2.74 Miles	SNA Airport	56.4 Miles
Hwy 210	3.00 Miles	Downtown Los Angeles	64.0 Miles
I-10	4.42 Miles	Port of LA/Long Beach	76.5 Miles
ONT Airport	23.2 Miles	LAX Airport	80.0 Miles

FOR MORE INFORMATION, CONTACT:

Mark Zorn

Lic. 01303982

+1 909 937 6318

mark.zorn@colliers.com

Cory Whitman

Lic. 01876150

+1 909 937 6363

cory.whitman@colliers.com

Nico Coppola

Lic. 02050481

+1 909 937 6348

nico.coppola@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.