

**EXECUTIVE SUMMARY FOR**

# **2344 SARATOGA WAY, SAN BERNARDINO, CA**

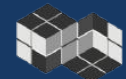


**MAJOR RENOVATIONS COMPLETE**

**ASKING \$5,995,000 (+/- \$234.47 / SF)**

**CHASE MACLEOD**  
(949) 783-7707  
chase@macleodco.com  
LIC. #01899515

**ETHAN FLOR**  
(424) 235-9211  
ethan@macleodco.com  
LIC. #02070137

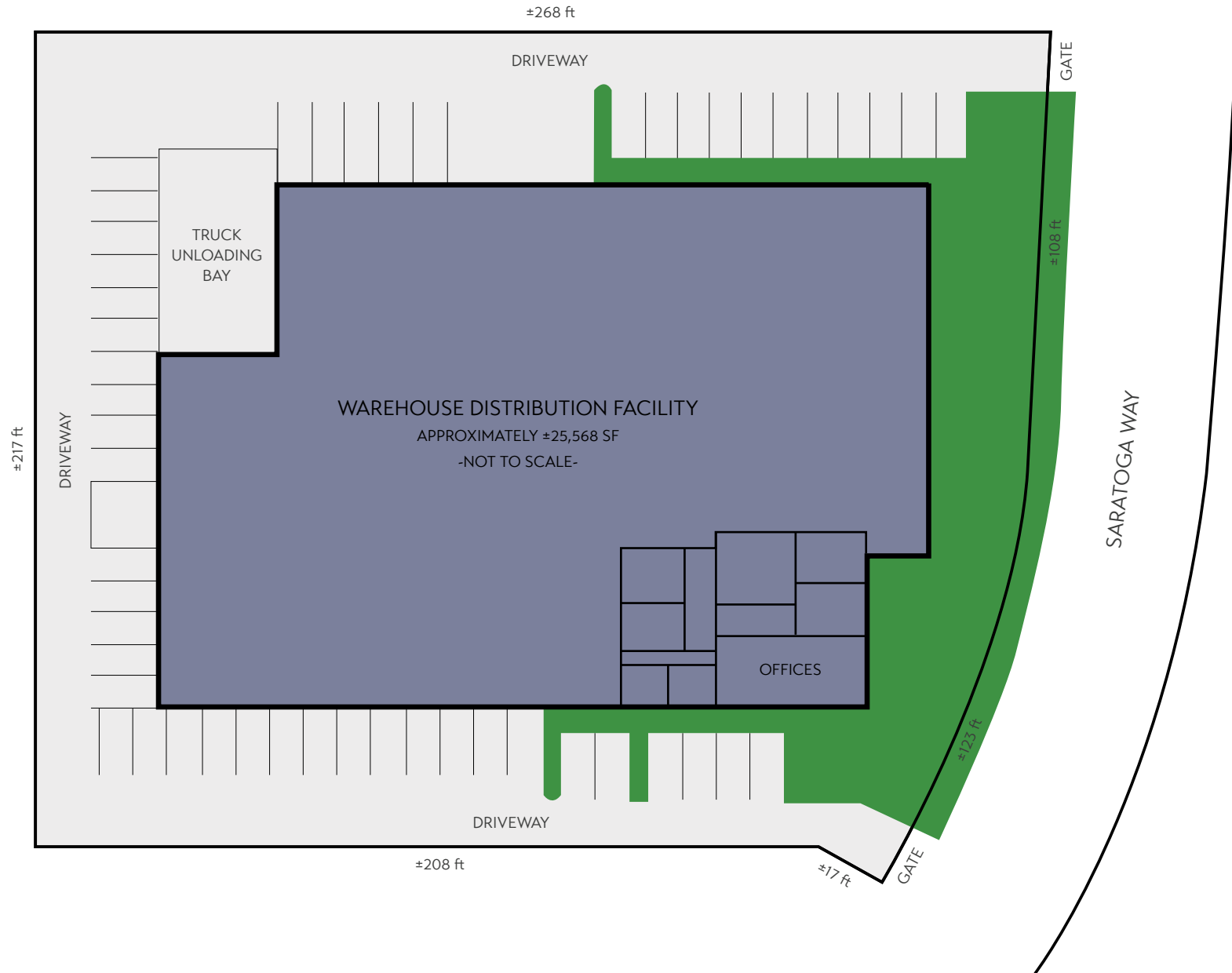


**MACLEOD & CO.**

# PROPERTY OVERVIEW

<b>PROPERTY ADDRESS</b>	2344 Saratoga Way, San Bernardino, CA	<b>DOCK HIGH DOORS</b>	2
<b>PARCEL NUMBER</b>	0266-721-02	<b>DOCK PACKAGES</b>	TBD
<b>BUILDING SF</b>	±25,568 SF	<b>ROLL UP DOORS / RAMPS</b>	1
<b>PROPERTY TYPE</b>	Industrial Building	<b>LOADING TYPE</b>	Rear
<b>CONSTRUCTION</b>	Concrete Tilt Up	<b>TRAILER POSITIONS (OFF DOCK)</b>	None
<b>ZONING</b>	Industrial Light (IL)	<b>FLOOR SLAB</b>	5"
<b>OFFICE SF</b>	±3,000 SF	<b>AUTO PARKING STALLS</b>	46
<b>ACREAGE</b>	±1.28 AC	<b>FIRE PROTECTION SYSTEM</b>	0.45 GPM / 2,000 SF
<b>FAR</b>	0.46	<b>POWER SERVICES</b>	1,600 Amps 277/480 Volts (Verify)
<b>BUILDING DIMENSIONS</b>	±138.57' x ±201.18' x ±137.7' x ±203'	<b>POWER DISTRIBUTION</b>	TBD
<b>TYPICAL BAY SPACING</b>	±36' - ±46'	<b>YEAR BUILT</b>	1989
<b>MIN. CLEAR HEIGHT</b>	24'	<b>TRUCK COURT GATES</b>	None - Business Park
<b>TRUCK COURT</b>	±90'	<b>INGRESS / EGRESS</b>	Two Access Points off

# SITE PLAN



Note: Seller has performed substantial renovations to the property, Please refer to the list of improvements completed

# LIST OF MAJOR RENOVATIONS COMPLETED

## Demo

- Demo and remove approximately 425 LF - 24' high walls. Hauling is included.
- Demo and remove 4,820 SQ of T-Bar ceiling systems including duct work.
- Demo and remove 38 concrete bollards.
- Demo and remove miscellaneous electrical raceway.
- Misc Clean up on ceiling back to a detailed ceiling .
- AC to be capped to bottom of deck.

## Sprinklers

- Safe off approximately (70) sprinkler heads and one hose valve back up to the main line.

## Plumbing

- Safe off plumbing lines associated with demo and reroute plumbing at southwest corner near offices to properly cap lines feeding the warehouse rooms that are going to be removed but keep plumbing that is feeding the remaining offices.

## Electrical

- Safe off areas that are being demolished.
- Cap electrical back to nearest junction box or panel.
- Relocate (2) panels from wall that is being demolished approximately 40' to south exterior wall and pull new wire from main panel.
- Swap out bulbs in remaining warehouse fixtures with new LED bulbs which requires bypassing the ballast.
- Install (8) new 1x2 high bay LED lights with occupancy sensors in the areas where Tbar ceilings were removed.

## Concrete

- Sawcut approximately 350 lf of curb and replace with 6" curb
- Demo and remove existing concrete of approximately 3872 sq ft to a 6" depth (1 Room 88 x 44) Load and haul removals to dump site
- Prep subgrade Install #4 rebar on 18" centers each way
- Pour and finish 4000 psi concrete
- Hard trowel finish

# PROPERTY PHOTOS



# DISCLAIMER

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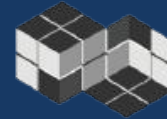
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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

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\*\* PLEASE CALL LISTING BROKERS FOR PRICING INFORMATION \*\*



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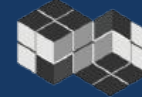
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## EXECUTIVE SUMMARY FOR

# 2344 SARATOGA WAY, SAN BERNARDINO, CA



MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In two short years, MacLeod & Co. has successfully negotiated and closed over \$640 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



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