

752 N. TIPPECANOE AVE, SAN BERNARDINO, CA

LOCATED WITHIN AN OPPORTUNITY ZONE



CLICK HERE FOR
VIRTUAL TOUR



OAKMONT TIPPECANOE

±337,385 SF

FOR MORE INFORMATION, CONTACT:

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STATE OF THE ART FEATURES

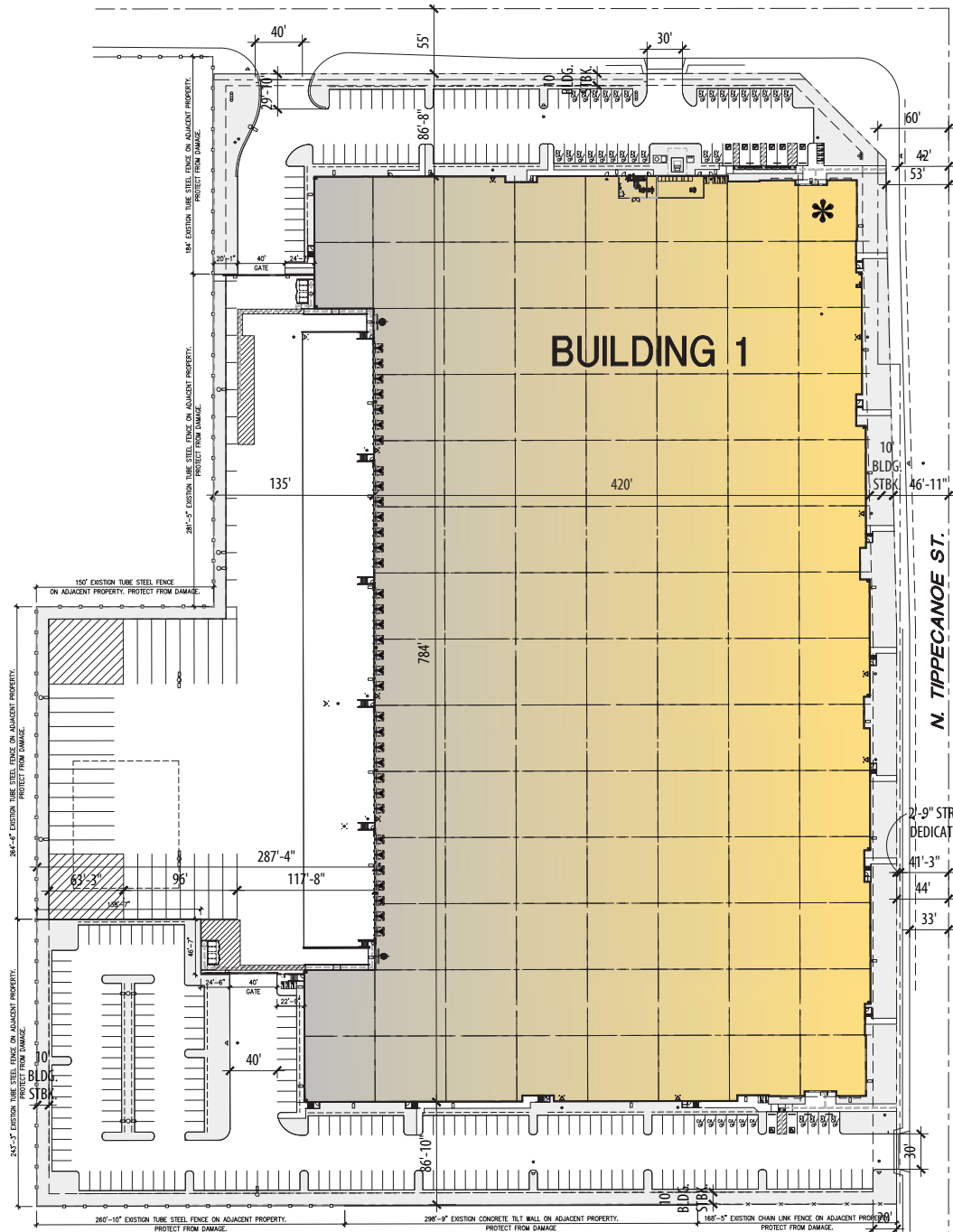
- ±337,385 Square Foot Building
- 36' Clear Height
- 35 (9' x 10') Dock High Doors (17 - 40k Levelers)
- 2 (12' x 14') Grade Level Doors
- Z-Guards at Every Dock Door
- Secured, Full-Concrete Truck Court
137' - 287' & Drive Aisles
- Building Dimensions: 420' x 769'
- ±3,500 SF Finished Office
- 3% Skylights
- 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
- 291 Auto Parking Stalls
- Immediate Access to newly improved
Tippecanoe Avenue Off Ramp



OAKMONT
INDUSTRIAL GROUP

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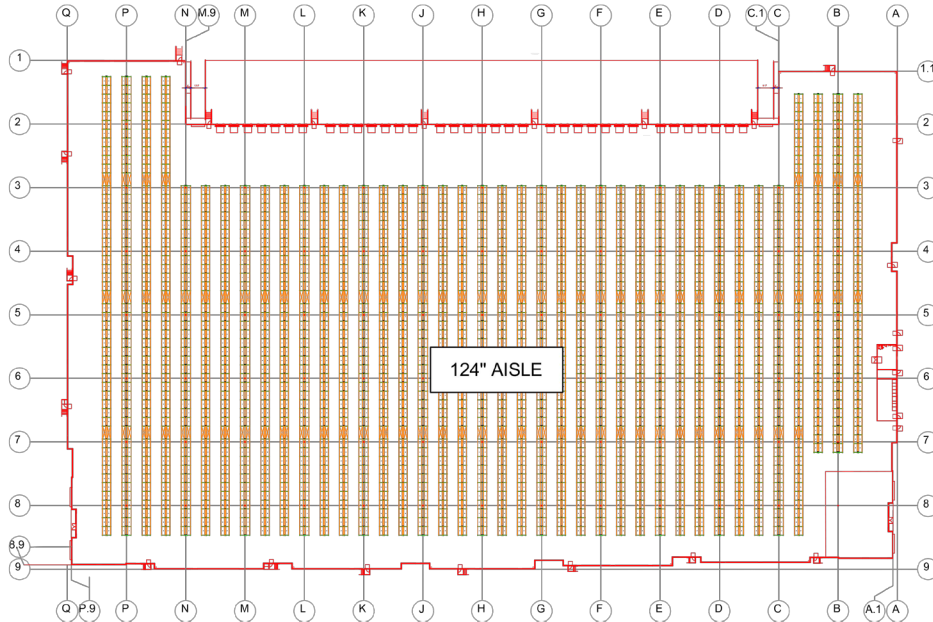
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RACKING PLAN

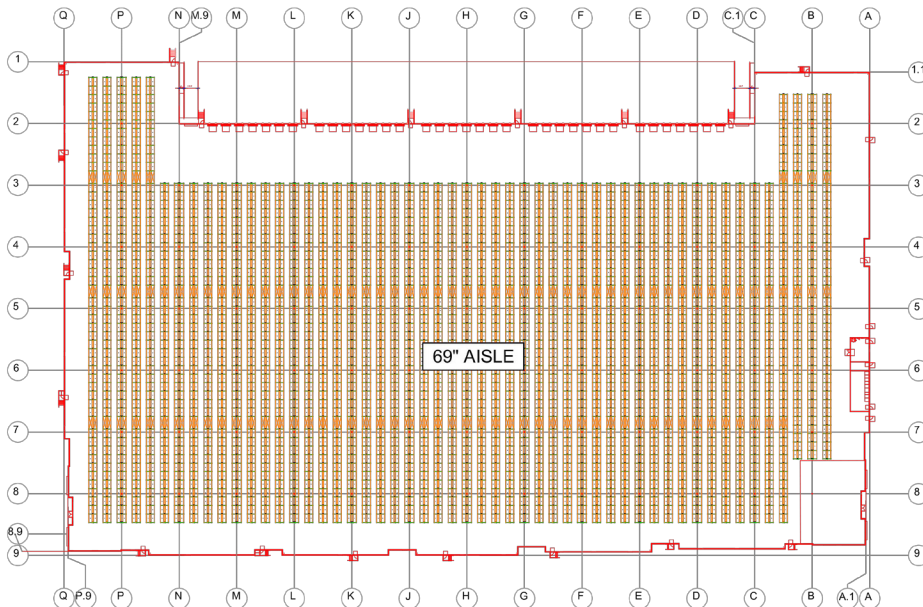
10'4" NARROW AISLES



56" Tall Pallets
37,968 Total Pallet Positions

64" Tall Pallets
31,474 Total Pallet Positions

5'9" VERY NARROW AISLES



56" Tall Pallets
50,424 Total Pallet Positions

64" Tall Pallets
41,800 Total Pallet Positions

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RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

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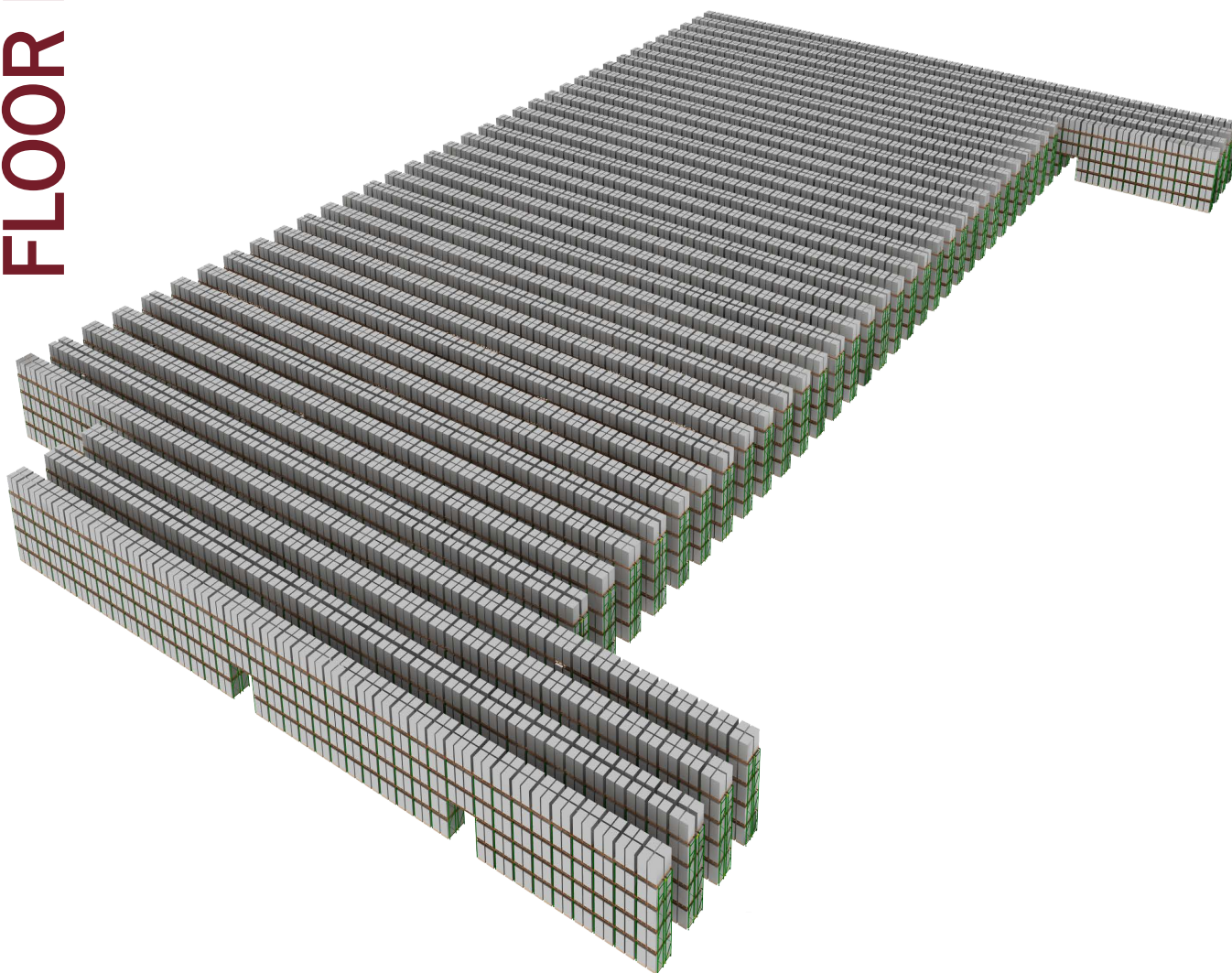
RACKING PLANS

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CONCEPTUAL RACKING FLOOR PLAN



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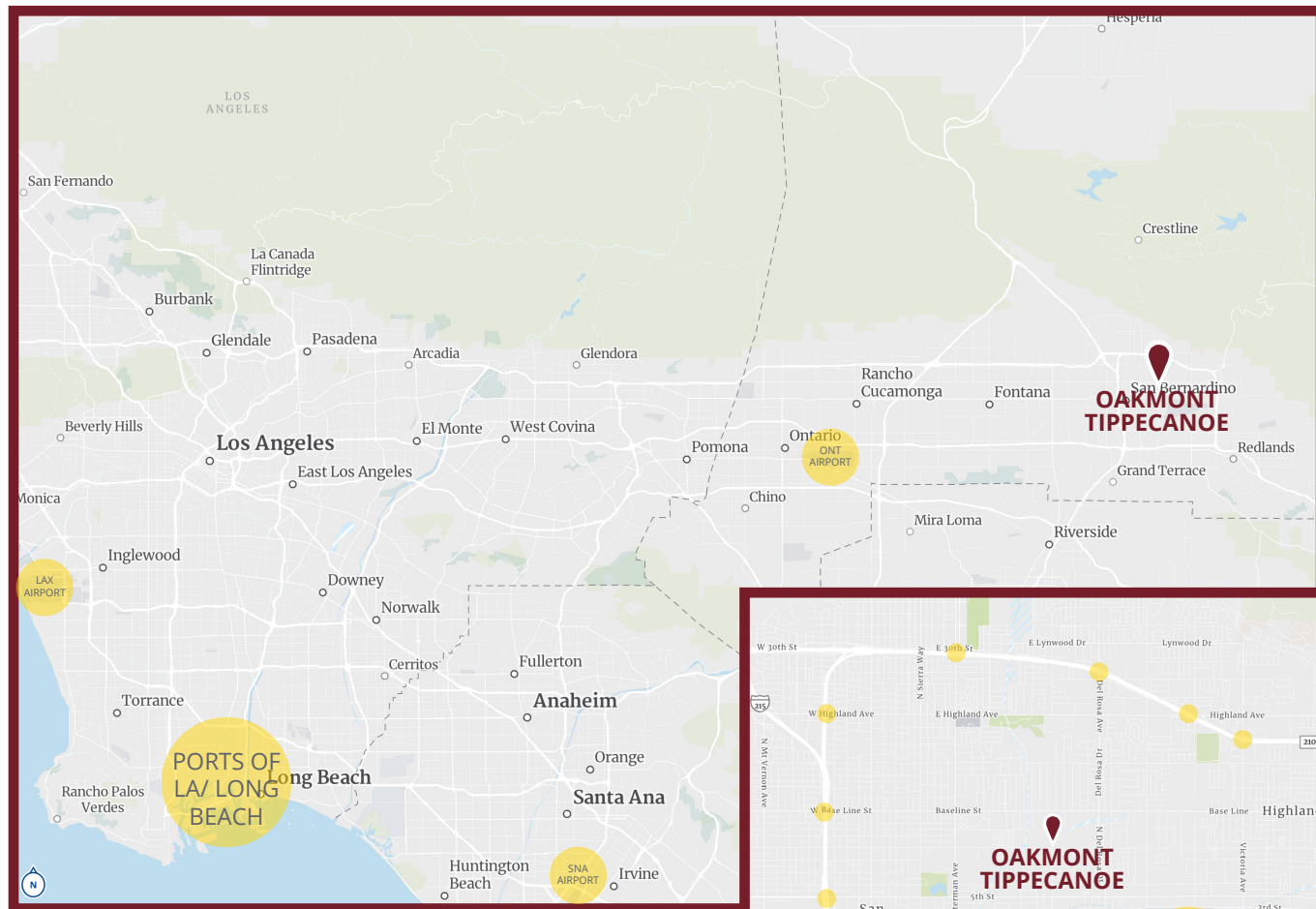
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DRIVING DISTANCES

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



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