

INDUSTRIAL BUILDING FOR LEASE

**865 S. WASHINGTON AVENUE**

SAN BERNARDINO, CA 92408



FOR LEASE  
**107,600 SF**

**CONTACT**

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## // PROPERTY FEATURES

### BUILDING SIZE

107,600 SF

### SITE AREA

4.79 ACRES

### CLEAR HEIGHT

32' INTERIOR

### OFFICE AREA

±8,000 SF

### LOADING DOCKS

16 (9' X 10')

### DRIVE-IN DOOR

1 (12' X 14')

### CAR PARKING

75 SPACES

### SPRINKLERS

ESFR

### ELECTRICAL

1,200 AMP, 277/480V  
(EXPANDABLE TO 4,000 AMP)

### SKYLIGHTS

3% SKYLIGHTS W/ BURGLAR BARS

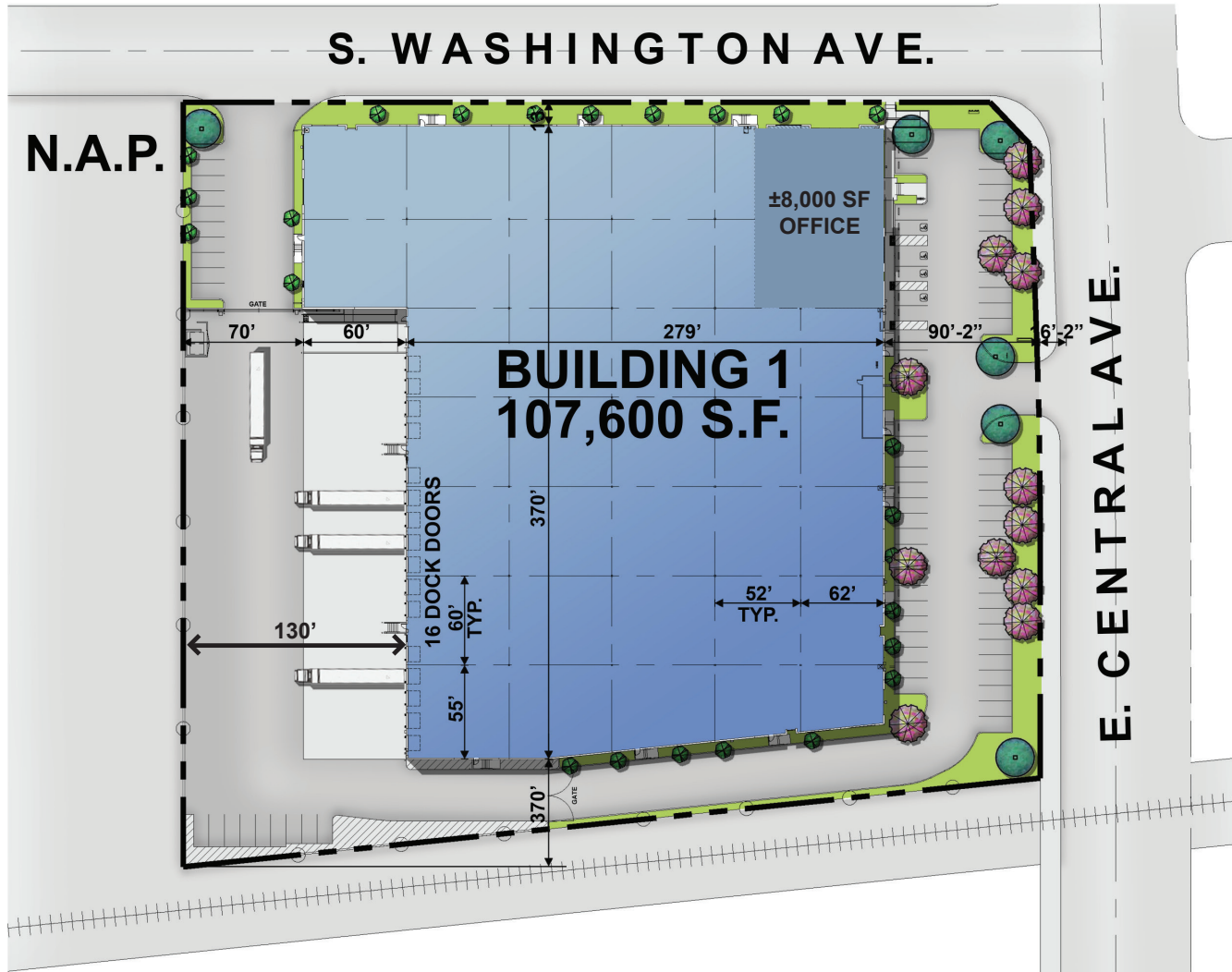
### FLOOR SLAB

7", 4,000 PSI (REINFORCED)

### LOCATION

I-215 FREEWAY ACCESS VIA  
ORANGE SHOW RD ON/OFF  
RAMPS AND I-10 FREEWAY ACCESS  
VIA WATERMAN AVE ON/OFF  
RAMPS

# // SITE PLAN



Development, Marketing & Management by:



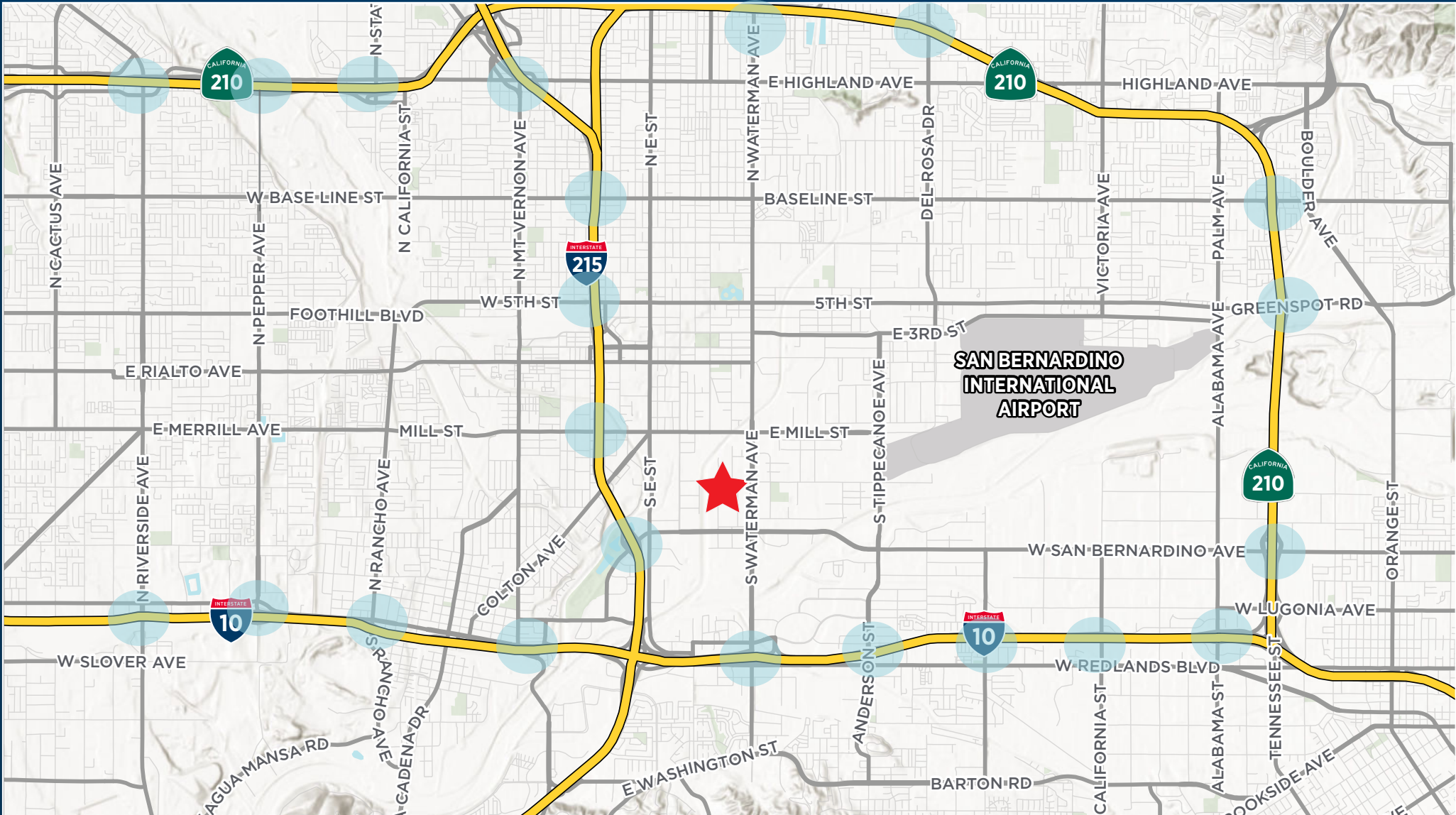
Asset Management by:



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San Bernardino, CA 92408

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