

# FOR SALE

## 444 W ATHOL ST, SAN BERNARDINO, CA 92401

+/- 36,144 SF ON +/- 1.72 ACRES



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**CHASE MACLEOD**  
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**MACLEOD & CO.**



# PROPERTY OVERVIEW

PROPERTY ADDRESS	444 Athol St., San Bernardino CA 92401
PARCEL NUMBERS	0136-122-43
BUILDING SIZE	+/- 36,144 SF
OFFICE SIZE	+/- 3,432 SF
ACREAGE	+/- 1.72
FAR	0.48
ZONING	Light Industrial

CLEAR HEIGHT:	+/- 18'
DOCK HIGH DOORS	3
GRADE-LEVEL DOORS	4
POWER	1,200 Amps, 480/277 Volts
FENCED	Yes
PAVED	Yes
SPRINKLERED:	.45 / 3,000 (Fully Sprinklered)





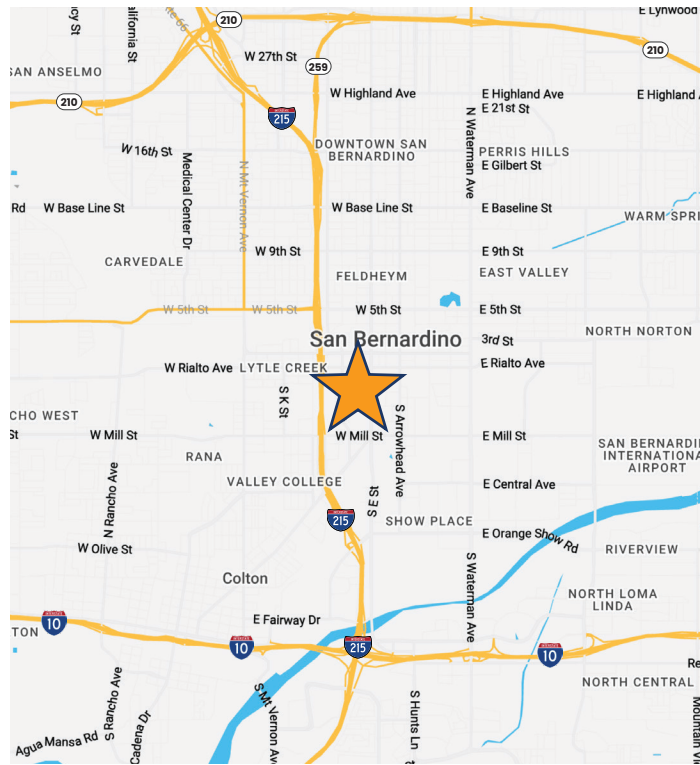
# PROPERTY PHOTOS

444 ATHOL ST,  
SAN BERNARDINO, CA 92401





# PROPERTY MAP



**20.1 MILES**

to Ontario International Airport



**74.3 MILES**

to the Ports of Los Angeles & Long Beach



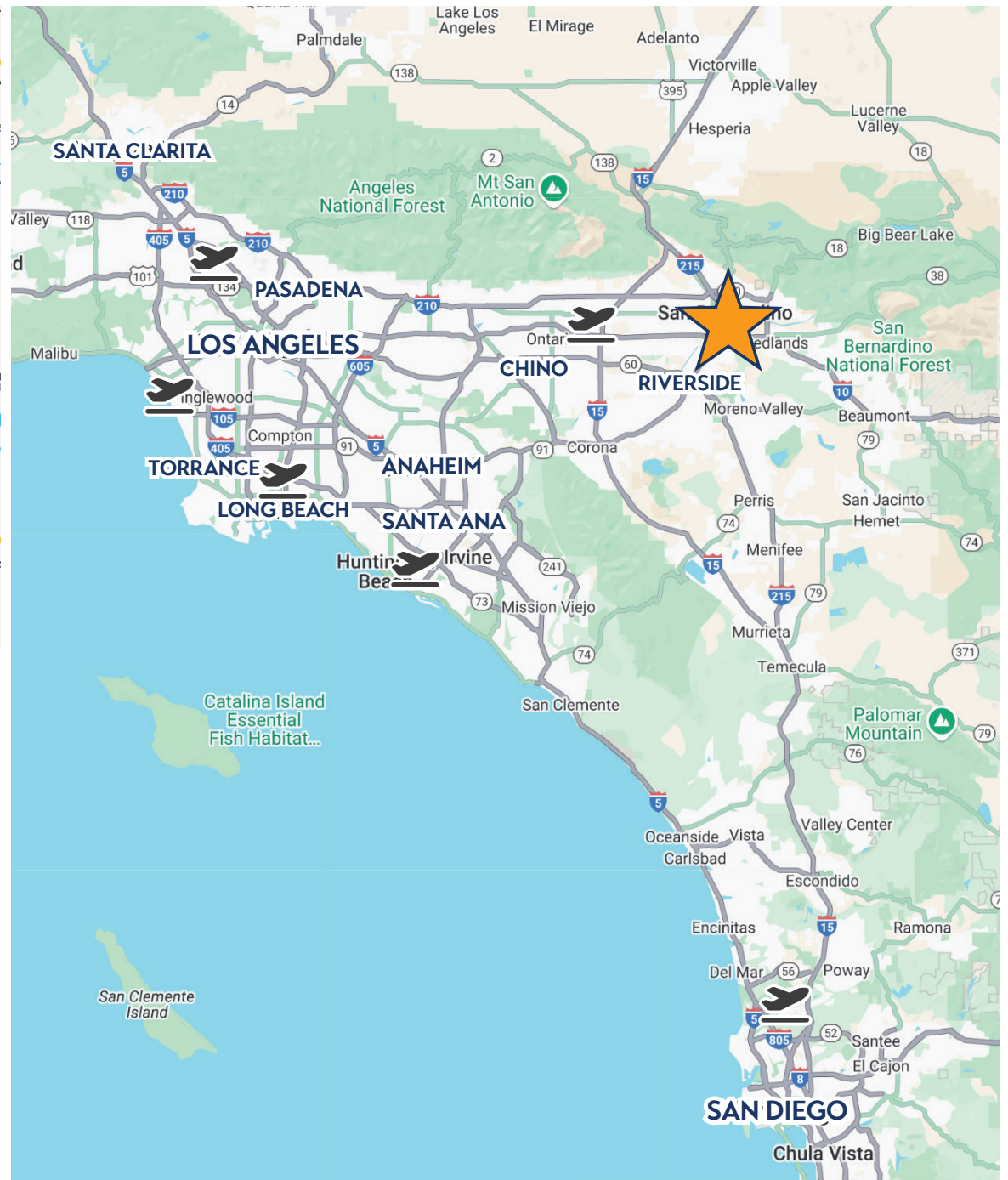
**75.3 MILES**

to Los Angeles International Airport (LAX)



**106 MILES**

to San Diego







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**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 three short years, MacLeod & Co. has successfully negotiated and closed over \$630 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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