

**FOR
LEASE**

1400 E Victoria Avenue

San Bernardino, CA 92408



PROPERTY HIGHLIGHTS

- $\pm 64,600$ SF up to $\pm 235,000$ SF
- ± 750 SF of office up to 4,830 SF
- 5 Configuration options available
- Average 22' Warehouse clearance
- Up to 3000 amps UPGS to 6000 amps, 277/480
- Up to 9 DH doors
- Up to 10 GL doors, some oversized
- Up to 63 total vehicle & 56 trailer parking stalls
- 0.60/2,500 Sprinkler System
- Guard shack
- 10.3 acres of land
- Solar power offering significant electrical savings
- Up to 8 forklift charging stations
- Built in 1980
- Zoning – IL (Industrial Heavy)
- Close to 1 & 215 freeways
- APN: 0281-101-06-0000

Flexible Configurations from $\pm 64k$ SF to $\pm 235k$ SF

**For more
information,
please contact:**

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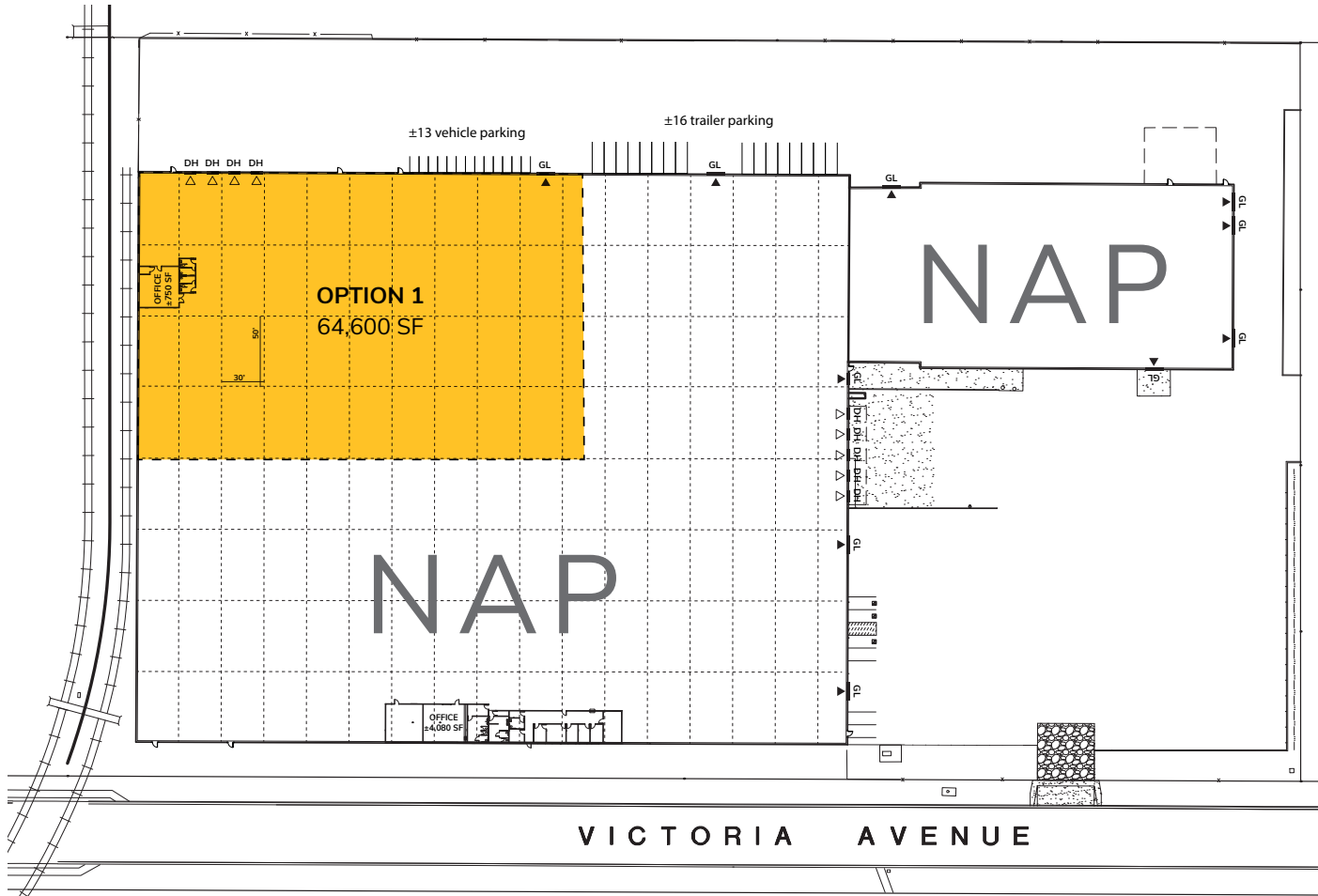
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2280 Wardlow Circle, Suite 260
Corona, CA
www.streamrealty.com

Configuration One

±64,600 SF

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SPACE FEATURES

- ±64,600 SF
- ±750 SF office space
- 4 Dock high loading doors
- 1 Ground level door
- 18' Warehouse clearance
- ±13 vehicle parking
- ±16 trailer parking

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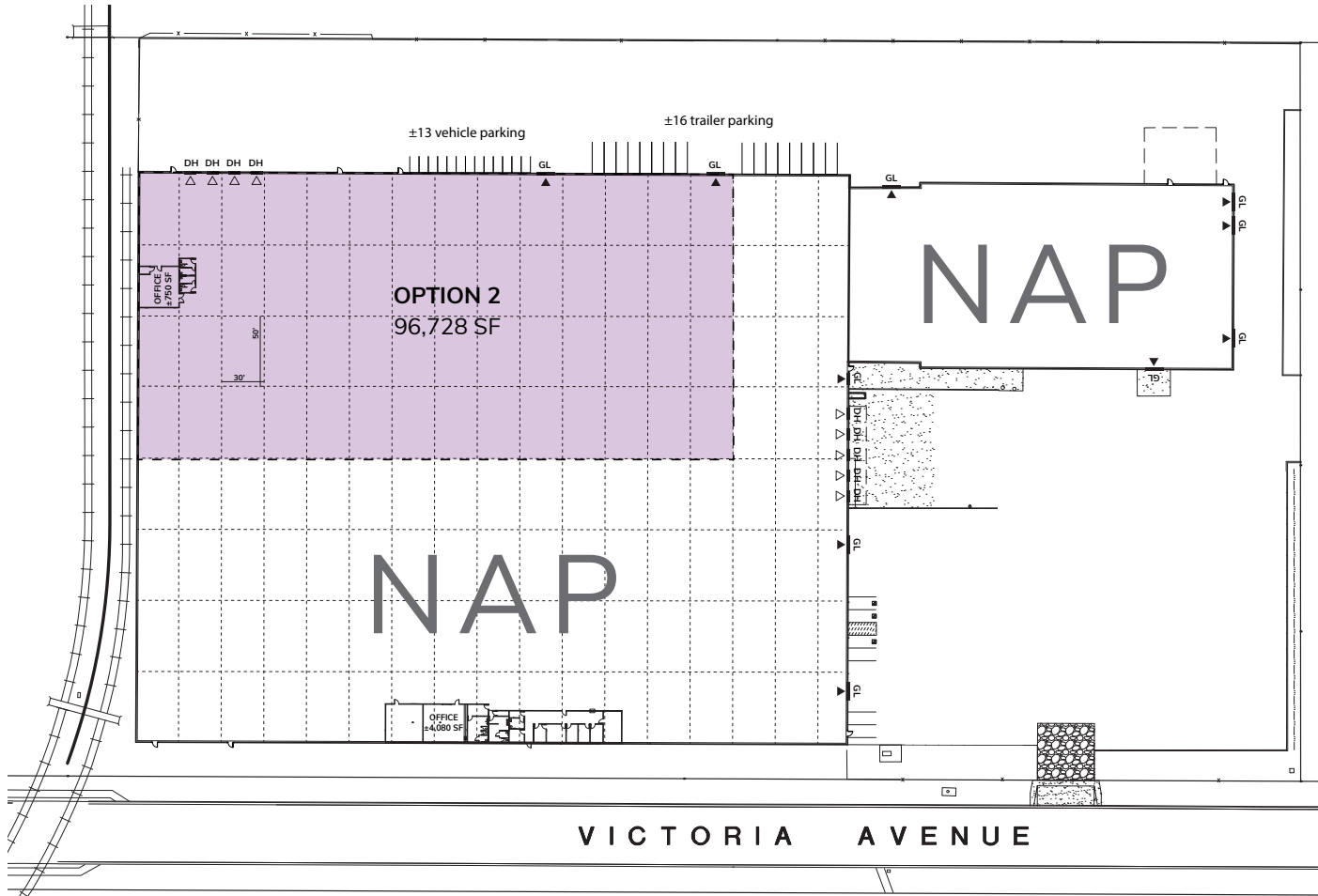
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Configuration Two

±96,728 SF

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SPACE FEATURES

- ±96,728 SF
- ±750 SF office space
- 4 Dock high loading doors
- 2 Ground level doors
- 18' Warehouse clearance
- ±13 vehicle parking
- ±16 trailer parking

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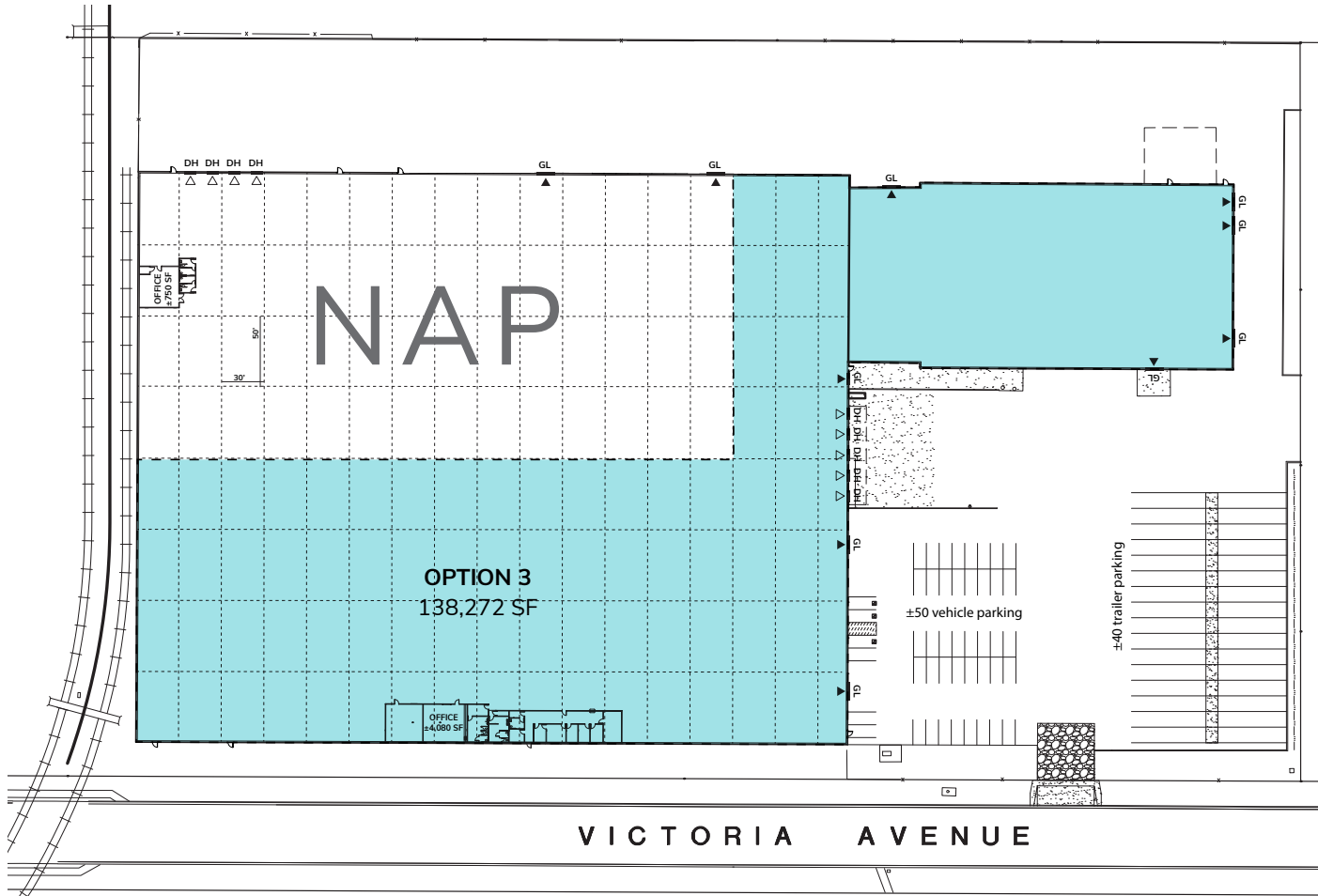
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Configuration Three

±138,272 SF

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SPACE FEATURES

- ±138,272 SF
- ±4,080 SF office space
- 5 Dock high loading doors
- 8 Ground level doors
- ±50 vehicle parking
- ±40 trailer parking

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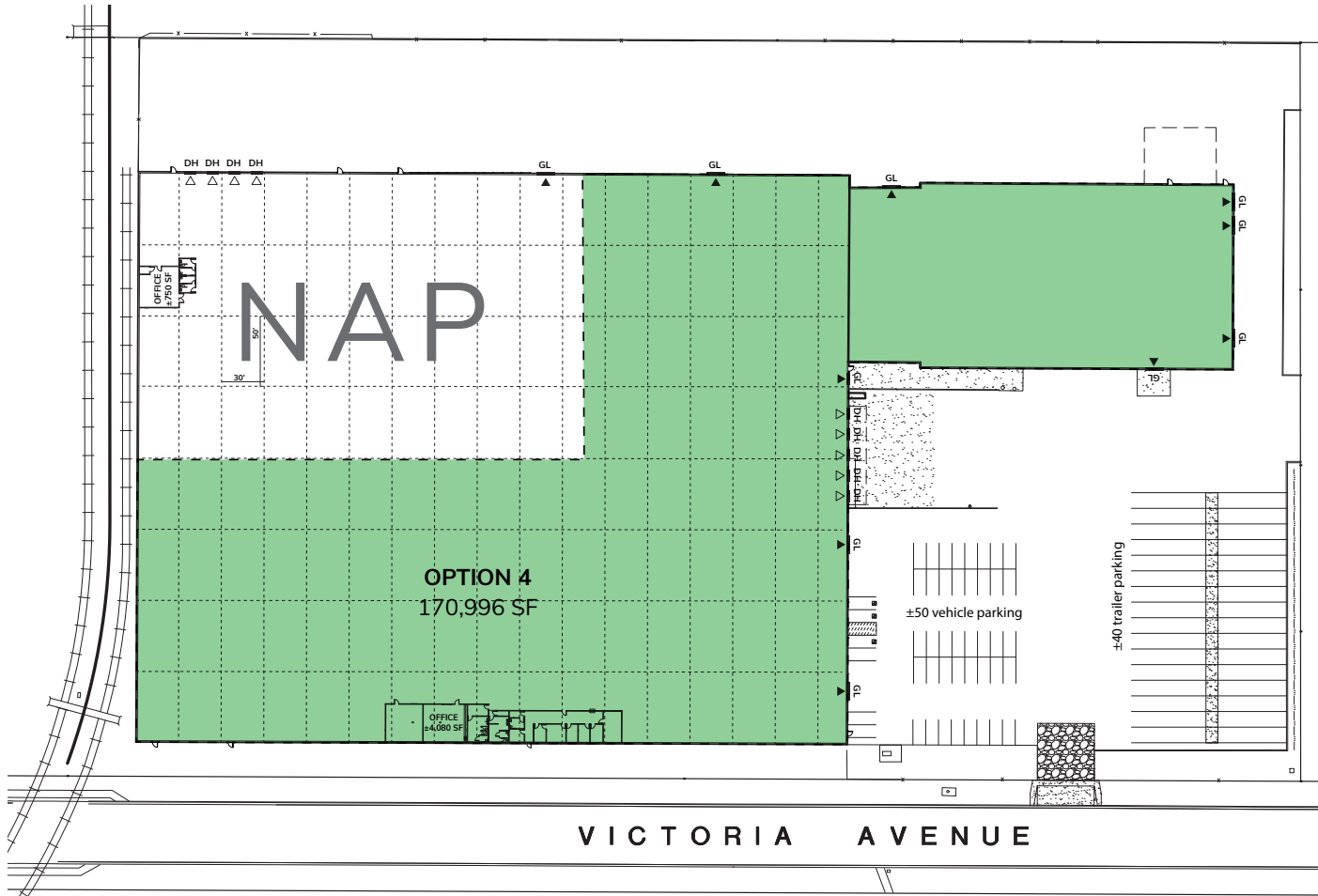
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Configuration Four

±170,996 SF

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SPACE FEATURES

- ±170,996 SF
- ±4,080 SF office space
- 5 Dock high loading doors
- 9 Ground level doors
- ±50 vehicle parking
- ±40 trailer parking

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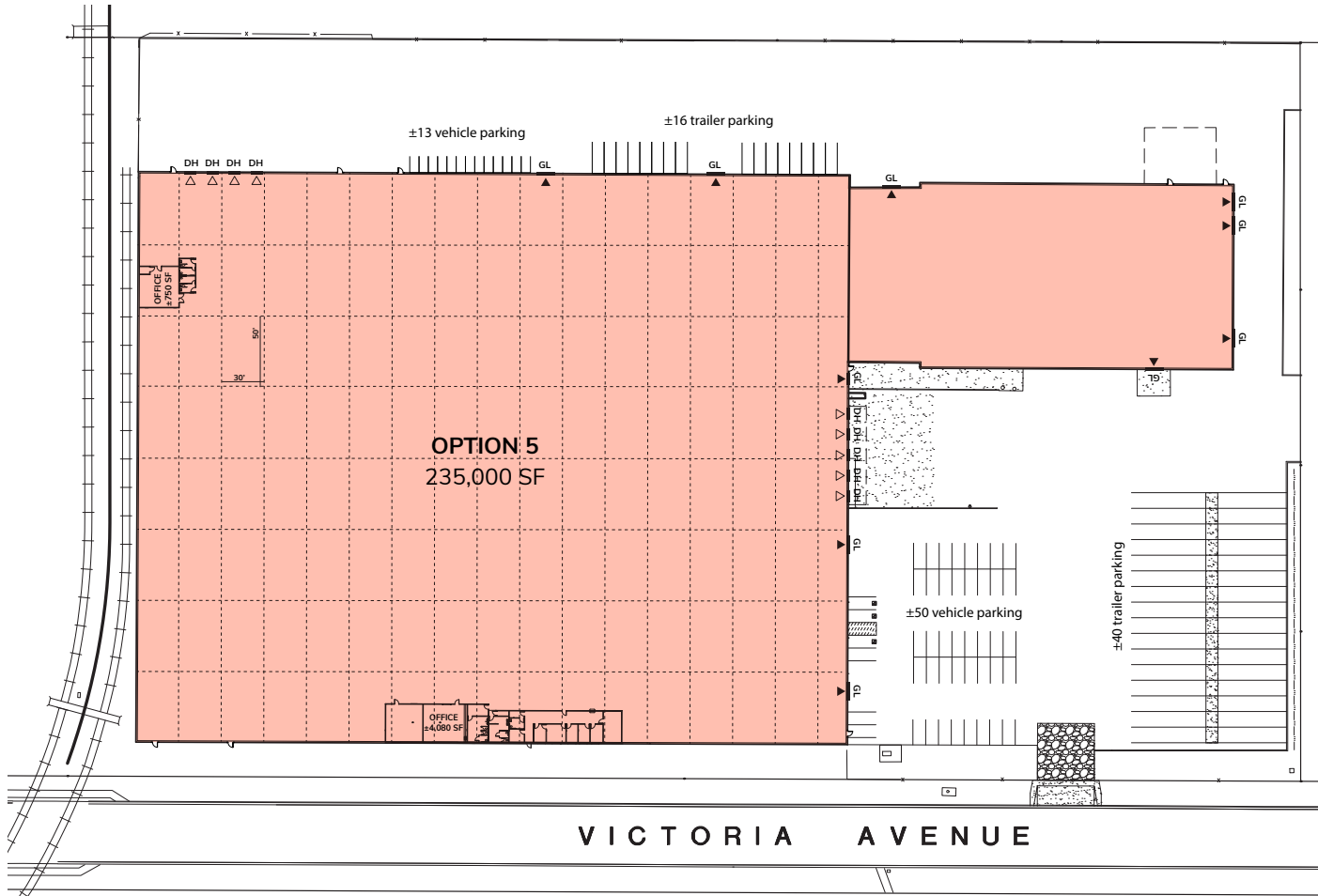
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Configuration Five

±235,000 SF (Entire building)

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SPACE FEATURES

- ±235,000 SF
- ±4,830 SF office space
- 9 Dock high loading doors
- 10 Ground level doors
- ±63 vehicle parking
- ±56 trailer parking

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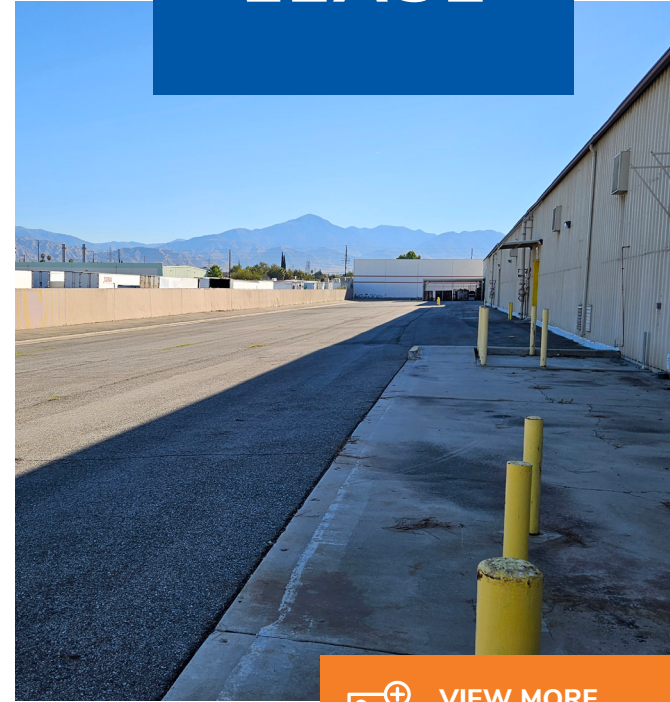
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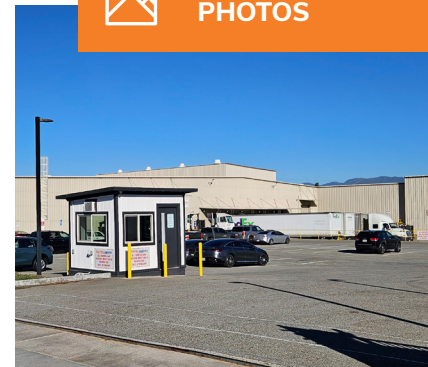
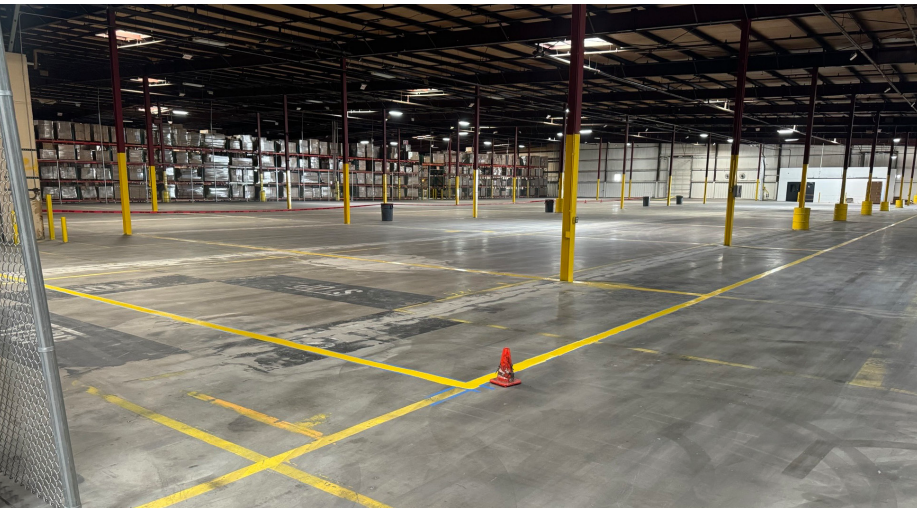
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Property Photos

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**VIEW MORE
PHOTOS**



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