

FOR SALE

444 W ATHOL ST, SAN BERNARDINO, CA 92401

36,144 SF ON 1.72 ACRES



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MACLEOD & CO.

PROPERTY OVERVIEW

PROPERTY ADDRESS	444 Athol St., San Bernardino CA 92401	CLEAR HEIGHT:	+/- 18'
PARCEL NUMBERS	0136-122-43	DOCK HIGH DOORS	3
BUILDING SIZE	+/- 36,144 SF	GRADE-LEVEL DOORS	4
OFFICE SIZE	+/- 3,432 SF	POWER	1,200 Amps, 480/277 Volts
ACREAGE	+/- 1.72	FENCED	Yes
FAR	0.48	PAVED	Yes
ZONING	Light Industrial	SPRINKLERED:	.45 / 3,000 (Fully Sprinklered)

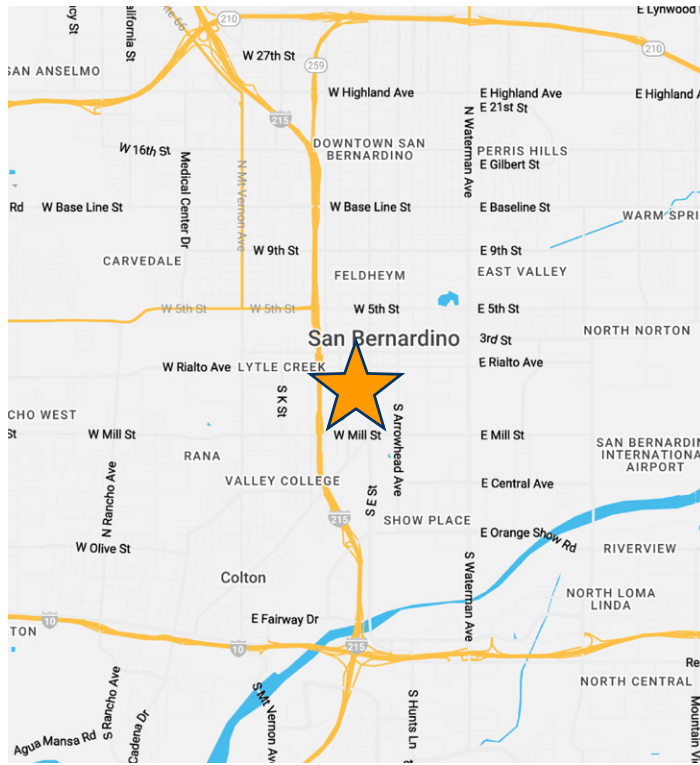


PROPERTY PHOTOS

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



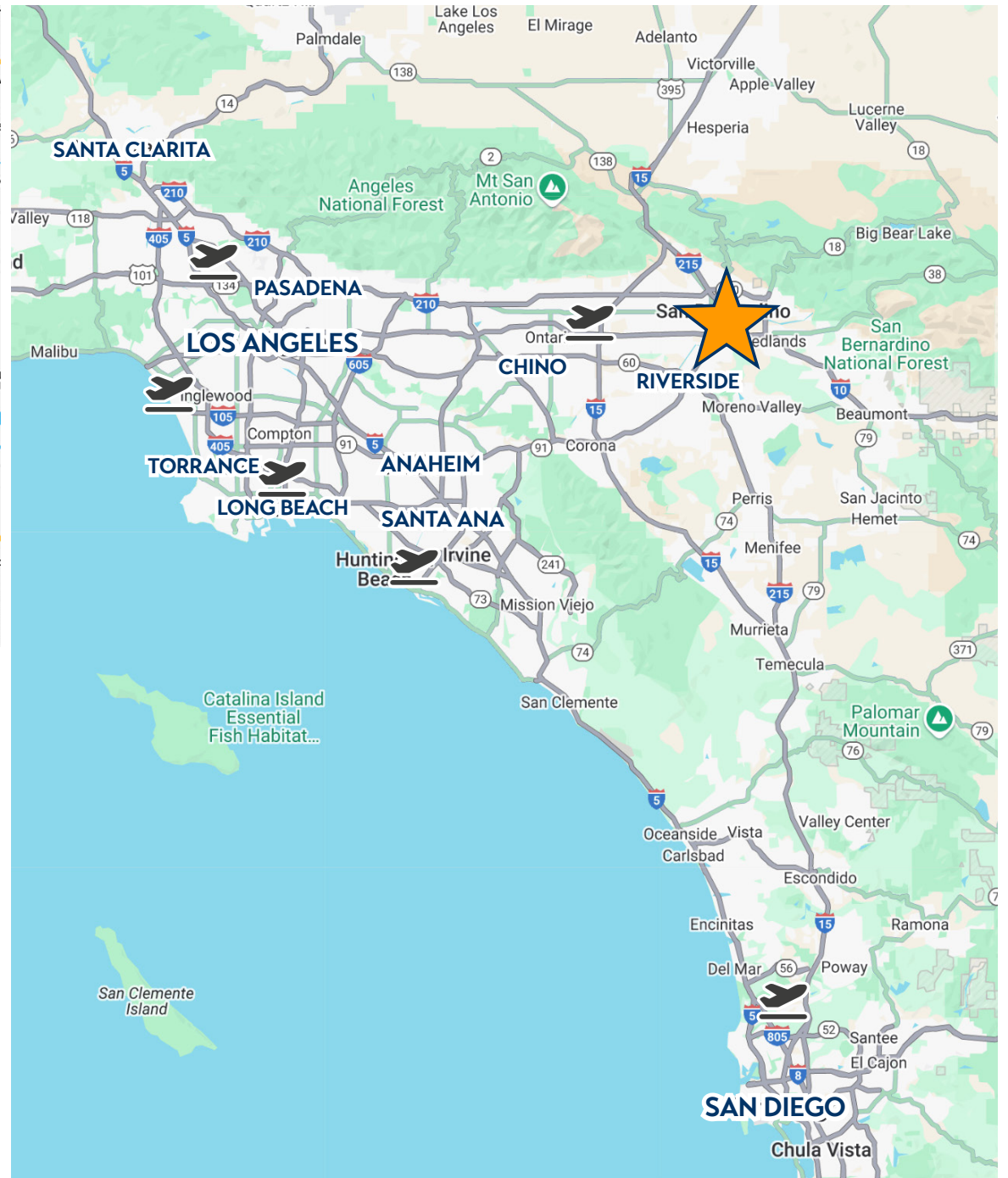
75.3 MILES

to Los Angeles International Airport (LAX)



106 MILES

to San Diego



DISCLAIMER

This Offering Memorandum was prepared by MacLeod & Co. for use by a limited number of recipients. All information contained herein was obtained from sources we deem reliable; however, neither MacLeod & Co. nor Owner are making representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

This Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the Recipient. MacLeod & Co. and Owner expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

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

MacLeod & Co. and Owner each expressly reserve the right, at their sole discretion, to reject any and/or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The Recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum which is a matter of public record or is provided from sources available to the public, (b) the Recipient, the Recipient's employees, agents, and consultants (collectively, the "Need-to-Know Parties" will hold and treat it in the strictest of confidence, and the Recipient and the Need-to-Know Parties will not, directly or indirectly, disclose or permit to be used, this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or MacLeod & Co. or for any purpose other than use in considering whether to purchase the property. The Recipient and the Need-to-Know Parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if, in the future, the Recipient or Owner discontinues such negotiations, the Recipient will return this Offering Memorandum to MacLeod & Co.



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EXCLUSIVE ADVISORS



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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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