



CBRE

# ORANGE SHOW LOGISTICS CENTER

1050 E Orange Show Rd  
San Bernardino, CA

211,400 SF Industrial Facility **FOR LEASE**



# PROPERTY SPECIFICATIONS



**Building Size**  
211,400 SF  
Industrial Building



**Office Size**  
±7,667 SF Total  
Office Area and  
±7,349 SF Bonus  
Unfinished Mezzanine



**Clear Height**  
32' Minimum  
Clear Height



**Sprinklers**  
ESFR Sprinkler  
System (K-17 Heads)



**Lighting**  
LED lighting with  
Motion Sensors



**Loading**  
38 Dock-High Doors  
2 Grade Level Doors



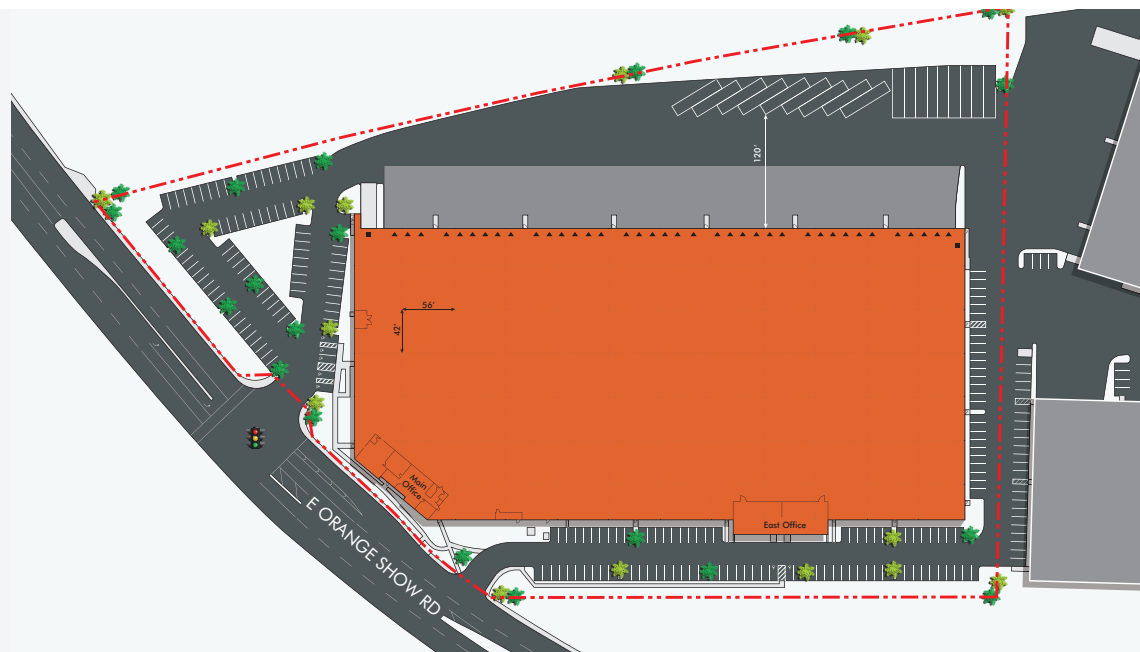
**Truck Court**  
Secured Concrete  
Truck Court Yard w/  
Motorized Gates



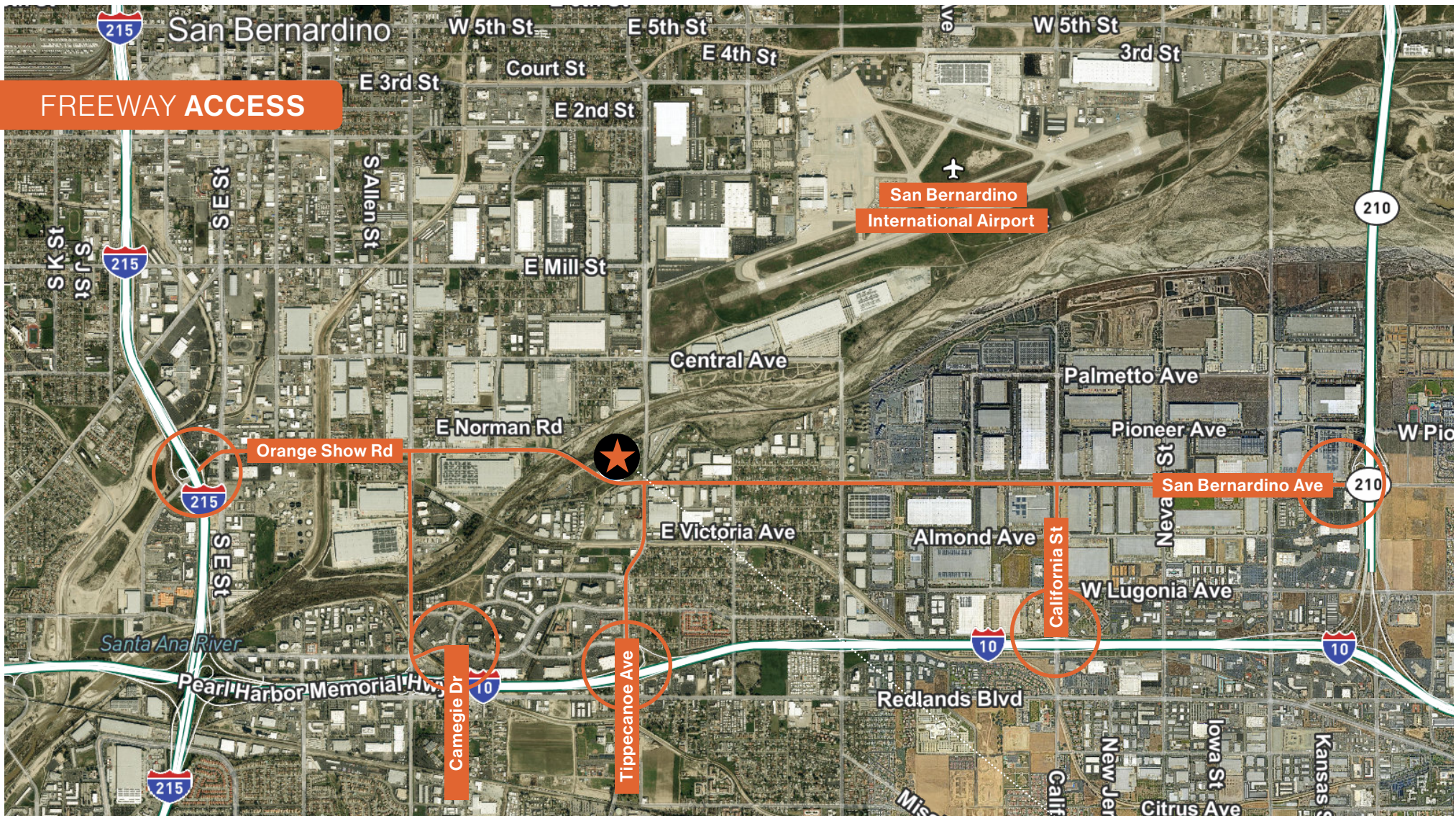
**Auto Parking**  
198 Auto Parking Stalls  
(expandable to ±239)



**Power**  
2,200 Amps 277-480V  
power (potentially  
expandable to 3,000  
Amps)







### FREEWAYS



**I-10** 1.07 MILES  
**I-215** 1.97 MILES  
**I-210** 3.51 MILES

### AIRPORTS



**SBD** 0.63 MILES  
**ONT** 20.9 MILES  
**LAX** 75.8 MILES

### INTERMODALS



**UP COLTON** 9.6 MILES





**FOR MORE INFORMATION,  
PLEASE CONTACT:**

**Richard Lee, SIOR**  
Senior Vice President  
Lic. 01757870  
+1 909 418 2010  
richard.lee@cbre.com

**Nicholas Chang, CCIM, SIOR**  
Senior Vice President  
Lic. 01344844  
+1 909 418 2014  
nicholas.chang@cbre.com

**Justin Kuehn**  
First Vice President  
Lic. 01966182  
+1 909 418 2013  
justin.kuehn@cbre.com

**Sione Fua**  
Vice President  
Lic. 02006432  
+1 909 418 2007  
sione.fua@cbre.com

**Nicole Barrera**  
Associate  
Lic. 01757870  
+1 909 418 2010  
nicole.barrera@cbre.com

## REGIONAL MAP



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