

LOCATED WITHIN AN OPPORTUNITY ZONE



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OAKMONT TIPPECANOE

±337,385 SF

STATE OF THE ART FEATURES

- ±337,385 Square Foot Building
- 36' Clear Height
- 29 (9' x 10') Dock High Doors
- 2 (12' x 14') Grade Level Doors
- Z-Guards at Every Dock Door
- Secured, Full-Concrete Truck Court
137' - 287' & Drive Aisles
- Building Dimensions: 420' x 769'
- ±3,500 SF Finished Office
- 3% Skylights
- 4,000 Amp UGPS with 4,000 Amp Switchboard
- ESFR Fire Sprinkler System (K-25)
- 4-ply Built-Up Roof
- Scrim Foil Insulation
- 28 Trailer Storage Stalls
- 293 Auto Parking Stalls
- Immediate Access to newly improved
Tippecanoe Avenue Off Ramp

FOR MORE INFORMATION, CONTACT:

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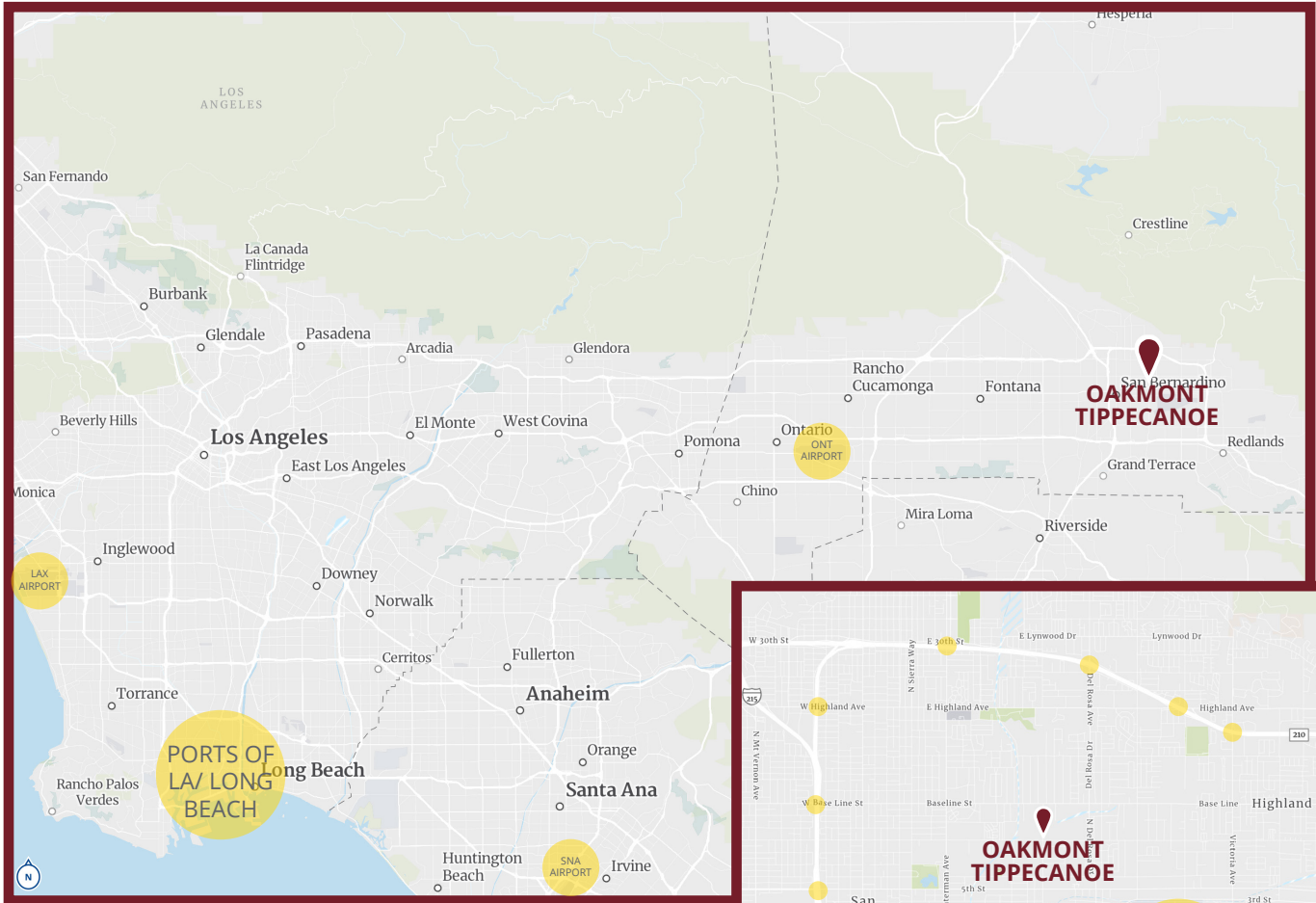
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OAKMONT
INDUSTRIAL GROUP

OAKMONT TIPPECANOE

752 N. TIPPECANOE AVE, SAN BERNARDINO, CA



DRIVING DISTANCES

I-215	2.74 Miles	SNA Airport	56.4 Miles
Hwy 210	3.00 Miles	Downtown Los Angeles	64.0 Miles
I-10	4.42 Miles	Port of LA/Long Beach	76.5 Miles
ONT Airport	23.2 Miles	LAX Airport	80.0 Miles

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