

INDUSTRIAL FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Major Price Reduction!



4180 Hallmark Pkwy, San Bernardino, CA 92407

±21,127 SF INDUSTRIAL BUILDING

JP GORMLY

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o 323.767.2036

PETER D. BACCI

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM

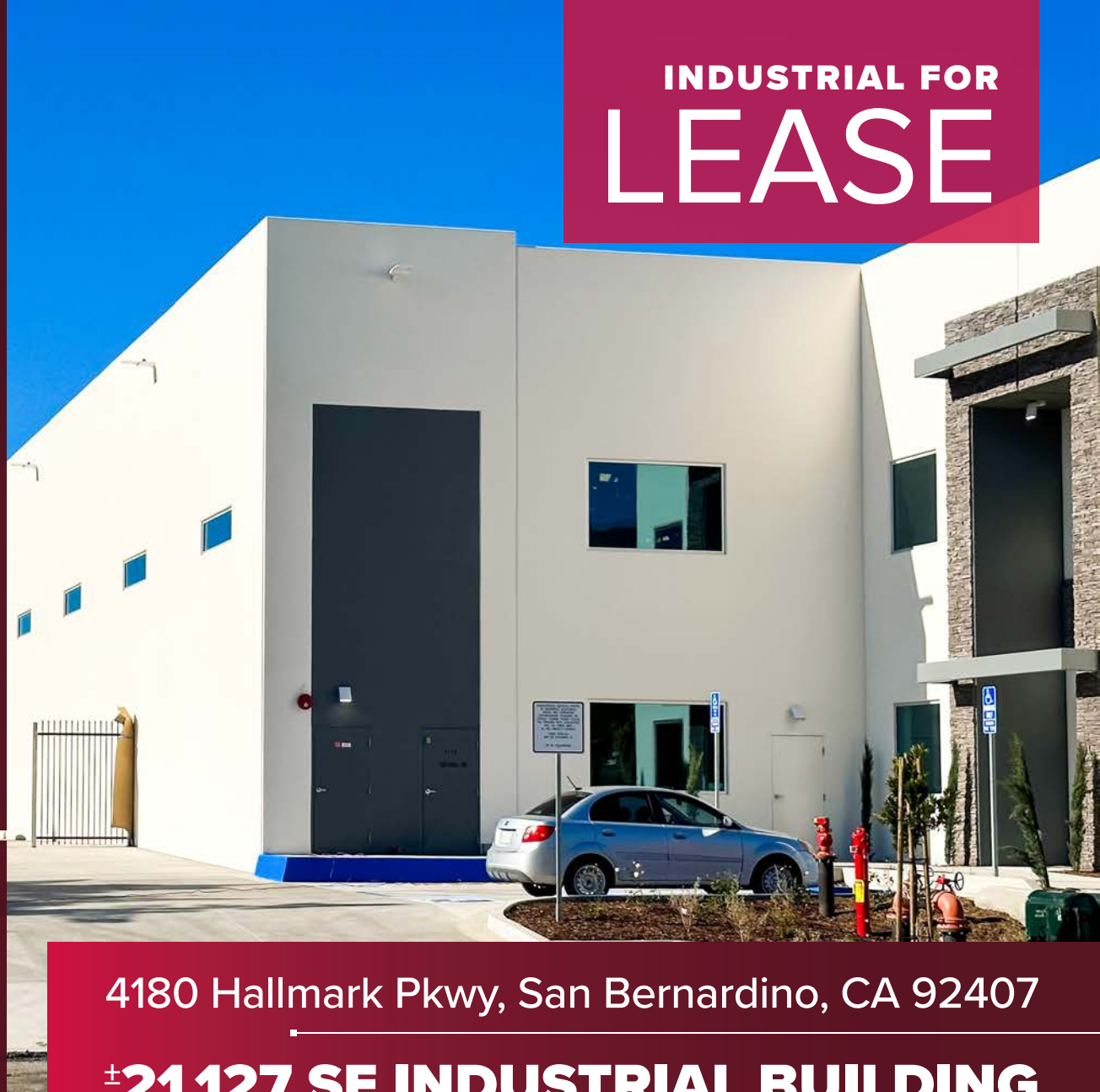
INDUSTRIAL FOR LEASE

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION
- ±21,127 SF BUILDING ON ±60,984 SF LOT
- AVAILABLE IMMEDIATELY
- THREE (3) DOCK HIGH POSITIONS
- THREE (3) GROUND-LEVEL DOORS
- 23' MINIMUM CLEARANCE
- ESFR SPRINKLERS, K25.2 HEADS
- IRON FENCED & GATED YARD
- SKYLIGHTS
- EASY ACCESS TO THE I-215, I-210 FREEWAYS

PRICING SUMMARY

LEASE RATE: \$1.29 PSF/MO GRS
OPEX: \$0.12 PSF



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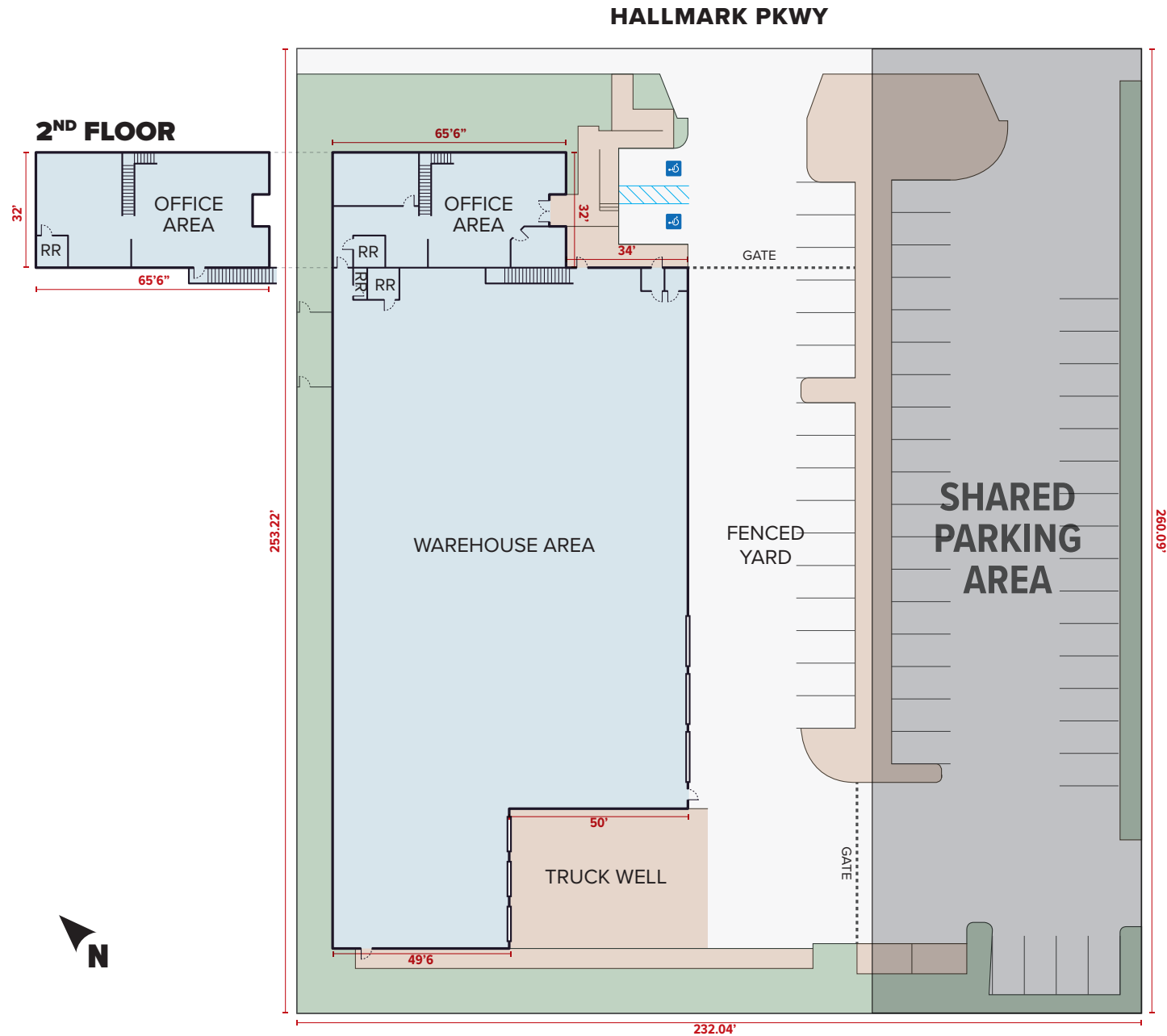
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PROPERTY PHOTOS



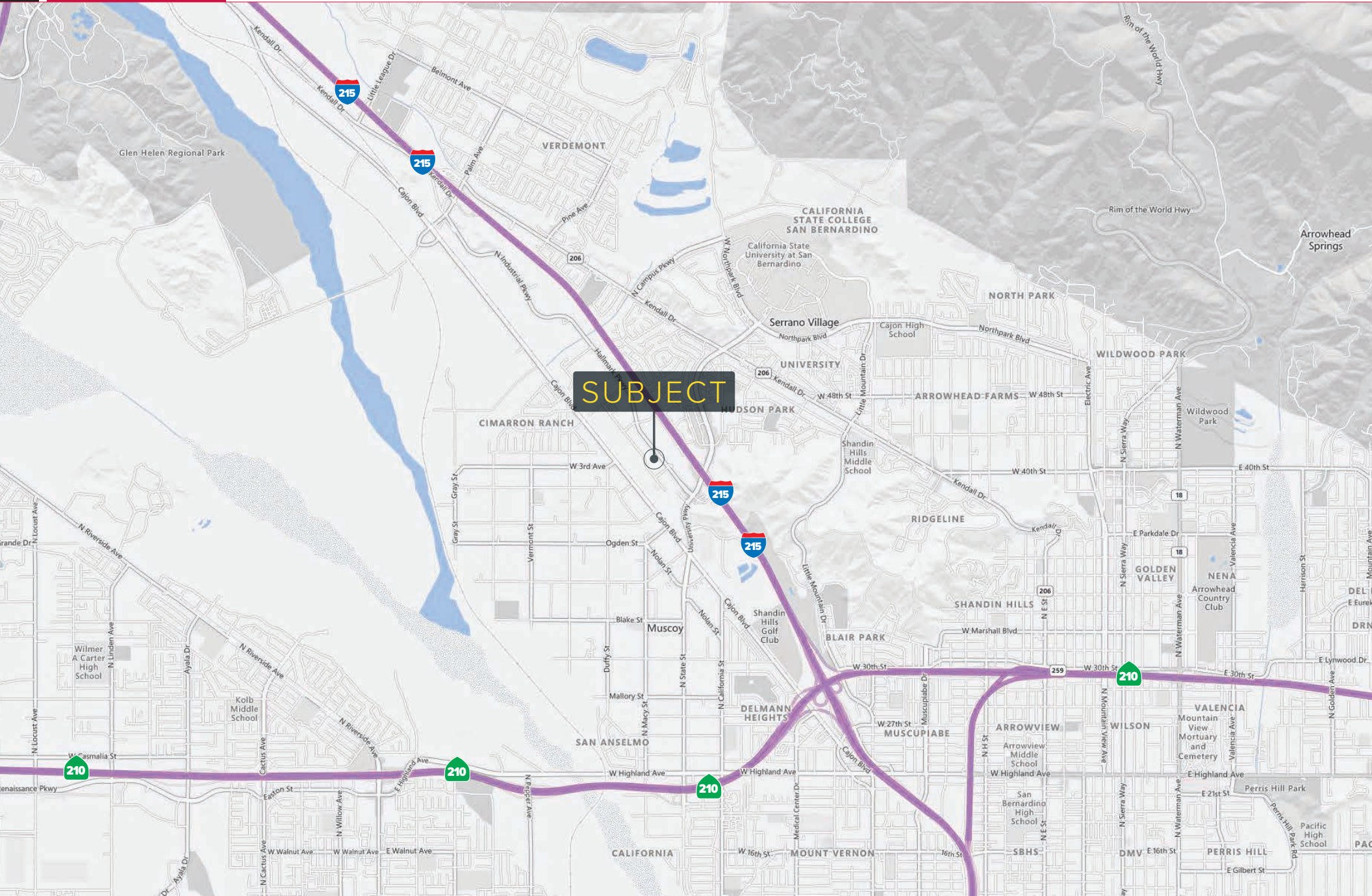


NOTE: Drawing not to scale. All measurements and sizes are approximate.

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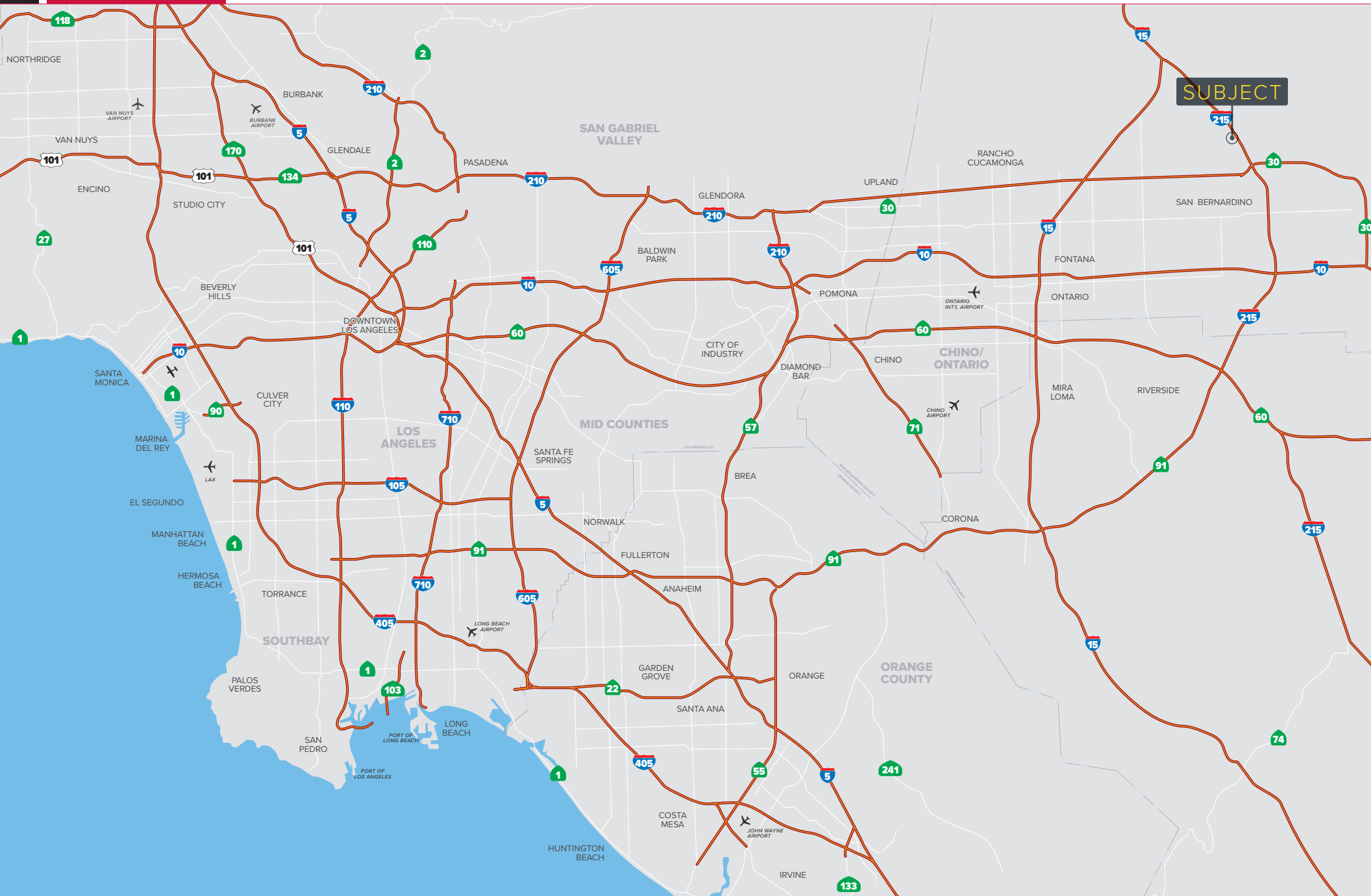
LOCATION MAP



INDUSTRIAL FOR LEASE

±21,127 SF INDUSTRIAL BUILDING

REGIONAL MAP



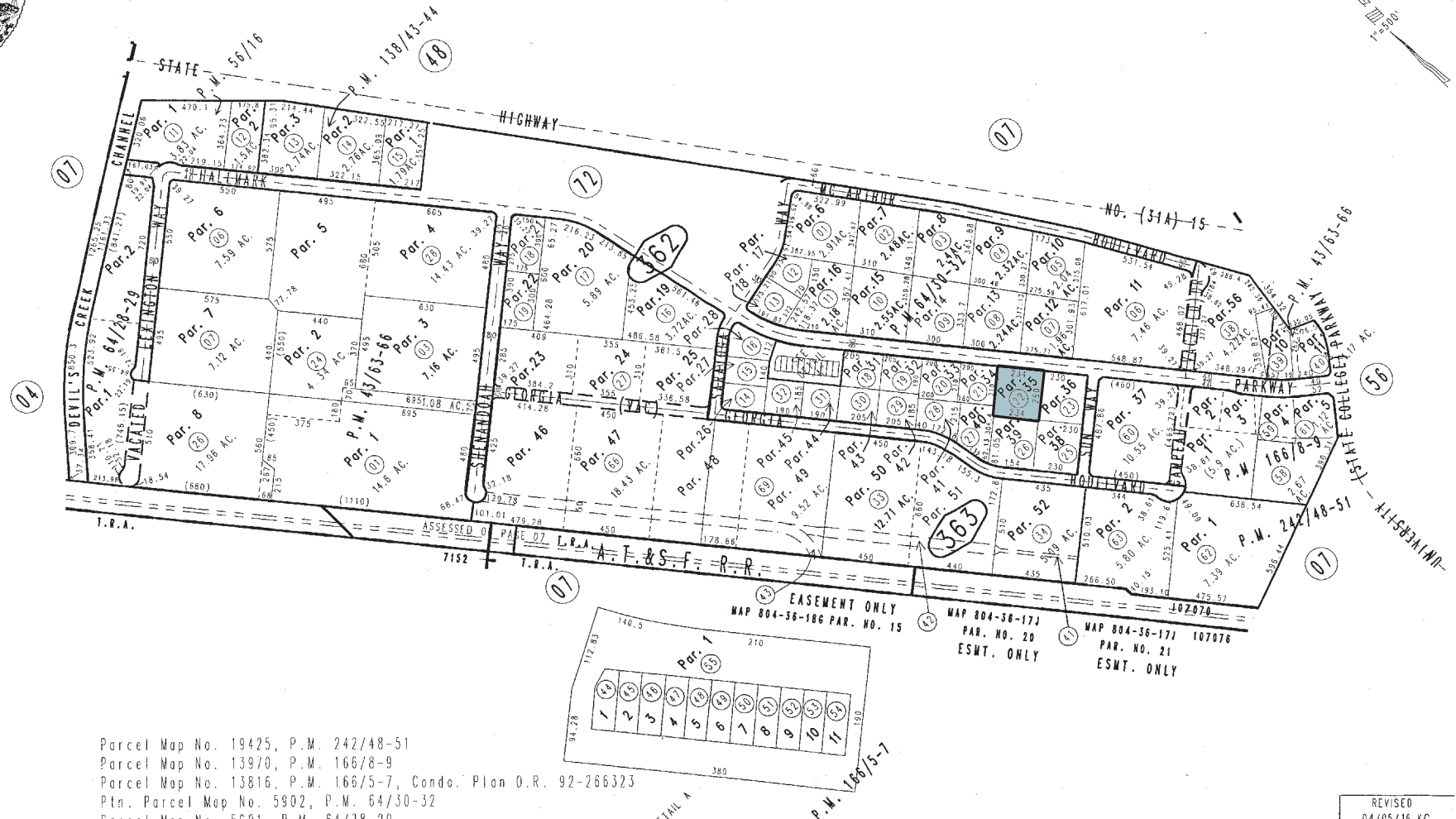
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Parcel Map No. 4437, P.M. 43/63-66

City of San Bernardino
Tax Rate Area
7058

0266 - 36



Parcel Map No. 19425, P.M. 242/48-51
Parcel Map No. 13970, P.M. 166/8-9
Parcel Map No. 13816, P.M. 166/5-7, Condo. Plan O.R. 92-266323
Ptn. Parcel Map No. 5902, P.M. 64/30-32
Parcel Map No. 5901, P.M. 64/28-29
Ptn. Parcel Map No. 5962, P.M. 56/16
Parcel Map No. 10447, P.M. 138/43-44
Ptn. Parcel Map No. 4437, P.M. 43/63-66

Ptn. N.E.1/4, Sec. 19
T.1N., R.4W.

Assessor's Map
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San Bernardino County

REVISED
04/05/16 KC
04/25/17 KC
05/02/17 KC
05/25/17 KC
08/03/17 KA

September 2004