

Gateway South Distribution Center

Building 1

825 E. CENTRAL AVE. SAN BERNARDINO, CA

**969,456 sq. ft.
AVAILABLE**

**148 total
DOCK DOORS**

**±27,292 sq. ft.
OFFICE AREA**

**4 total
GROUND LEVEL DOORS**

**30'
CLEAR HEIGHT**

**164
TRAILER PARKING STALLS**

FEATURES

New Roof

Roof mounted solar system generating a historical monthly average of 133,000 kwh resulting in an approximate yearly savings of over \$300,000 (solar production is not guaranteed and dependent on weather conditions).

100% HVAC climate-controlled warehouse area with insulated walls.

Efficient operations with 148 dock high and 4 ground level doors.

Ample parking with 561 auto stalls and 164 trailer stalls.

Five separate large scale restroom facilities can potentially accommodate up to 1,200 employees per shift.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



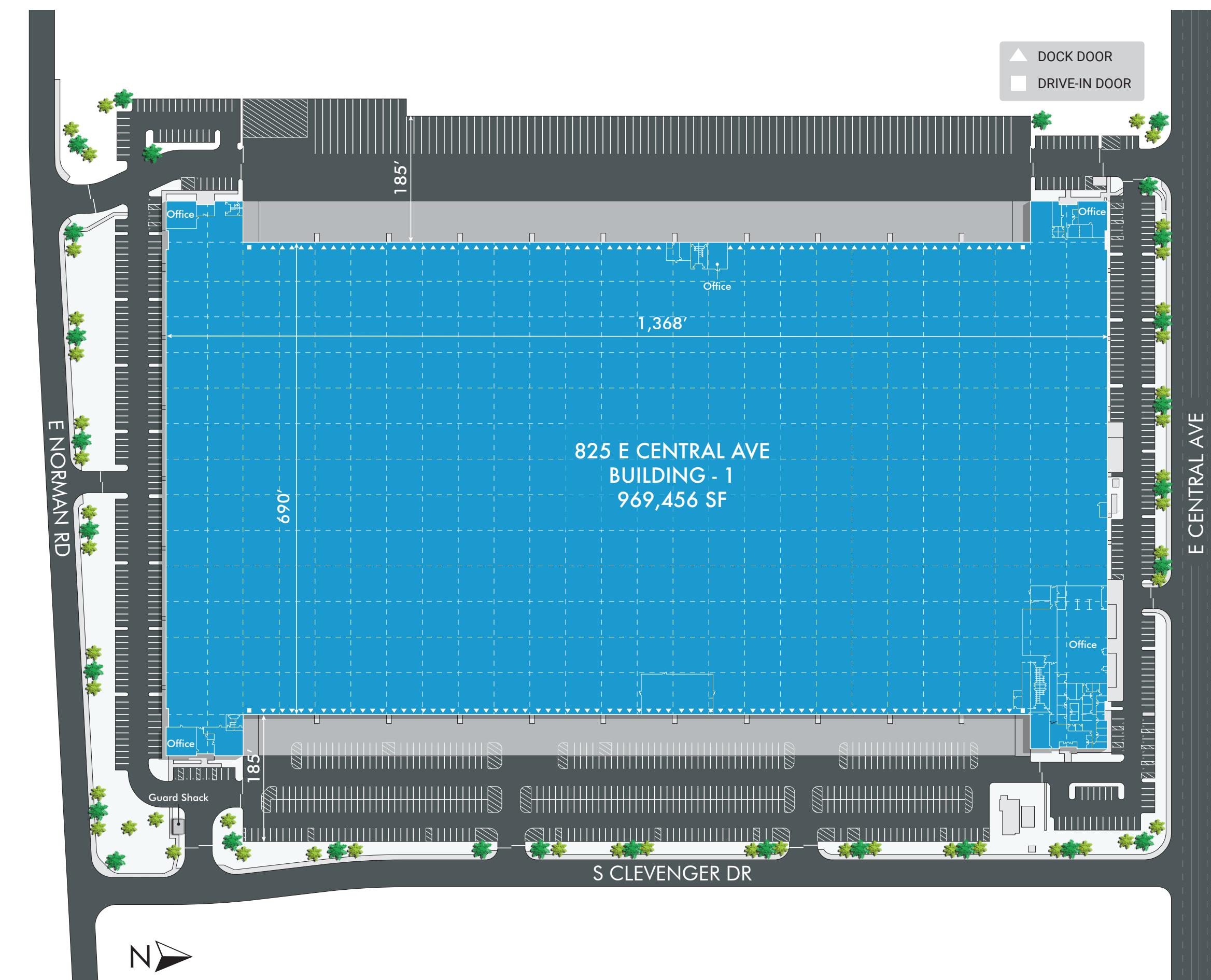
Culture of innovation

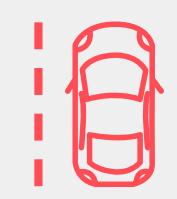
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



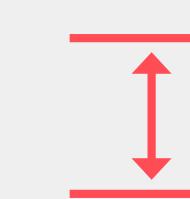
Building 1 Specifications

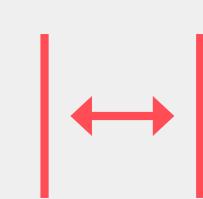
Building Size	969,456 sq. ft. on 39.43 acres
Office Space	±27,292 sq. ft. (Built-to-Suit)
Clear Height	30'
Dimensions	1,368' x 690'
Column Spacing	52' x 50'
Dock Doors	148 (9' x 10') doors
Drive-ins	4 (12' x 14')
Truck Courts	185' (east and west ends)
Format	Cross-dock
Trailer Parking	164 stalls
Automobile Parking	561 spaces
Sprinklers	ESFR
Skylights	2.5%
Solar Panels	Yes
Power	10,000 Amps 277-480



 **561**
Automobile
Parking

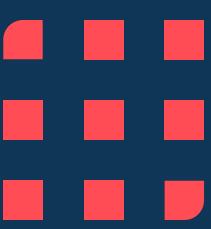
 **148**
Dock
Doors

 **30'**
Clear
Height

 **52' x 50'**
Column
Spacing

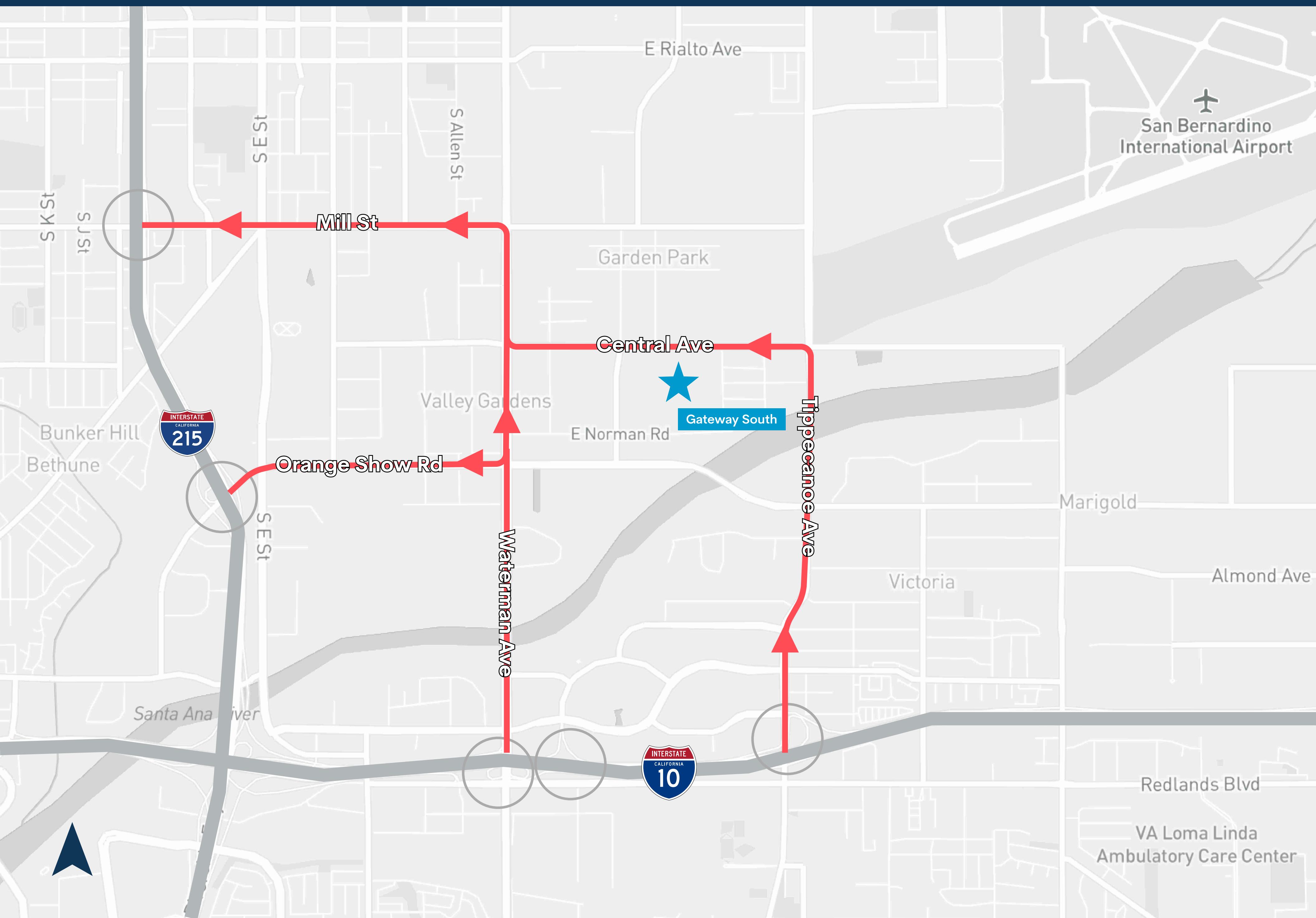
 **4**
Drive-In
Doors

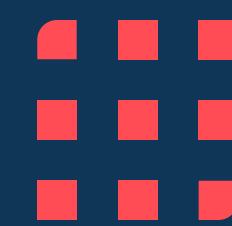
 **185'**
Truck Court
Depth



Accessibility & Connectivity

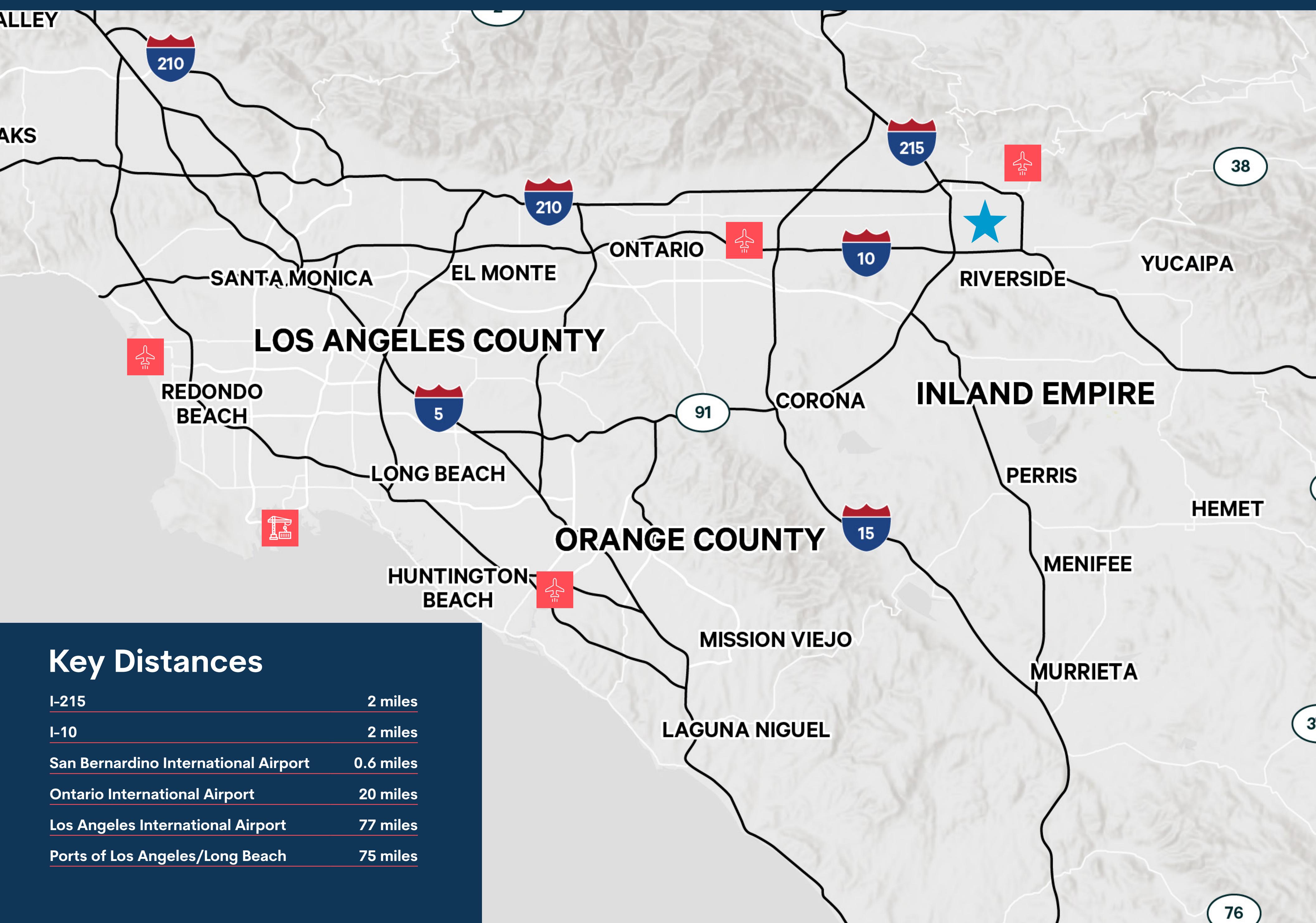
Brookfield
Properties





Area Map & Key Distances

Brookfield
Properties



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Leasing Contacts

Dan de la Paz, SIOR

Vice Chairman
Lic. 01233784
+1 909 418 2169
dan.delapaz@cbre.com

Justin Kuehn

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

Richard Lee, SIOR

Senior Vice President
Lic. 01757870
+1 909 418 2010
richard.lee@cbre.com

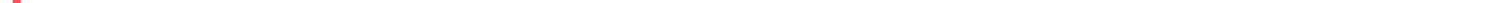
Sione Fua

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

CBRE

Nicholas Chang, CCIM, SIOR

Senior Vice President
Lic. 01344844
+1 909 418 2014
nicholas.chang@cbre.com



Brookfield Properties

Tyler Solomon

Vice President
+1 404 824 5064
tyler.solomon@brookfieldproperties.com

