

# 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.

## 74M+

square feet of logistics space

## 550+

warehouse, distribution and cold storage properties

## 90M+

square foot development pipeline



### 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

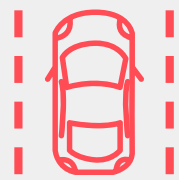
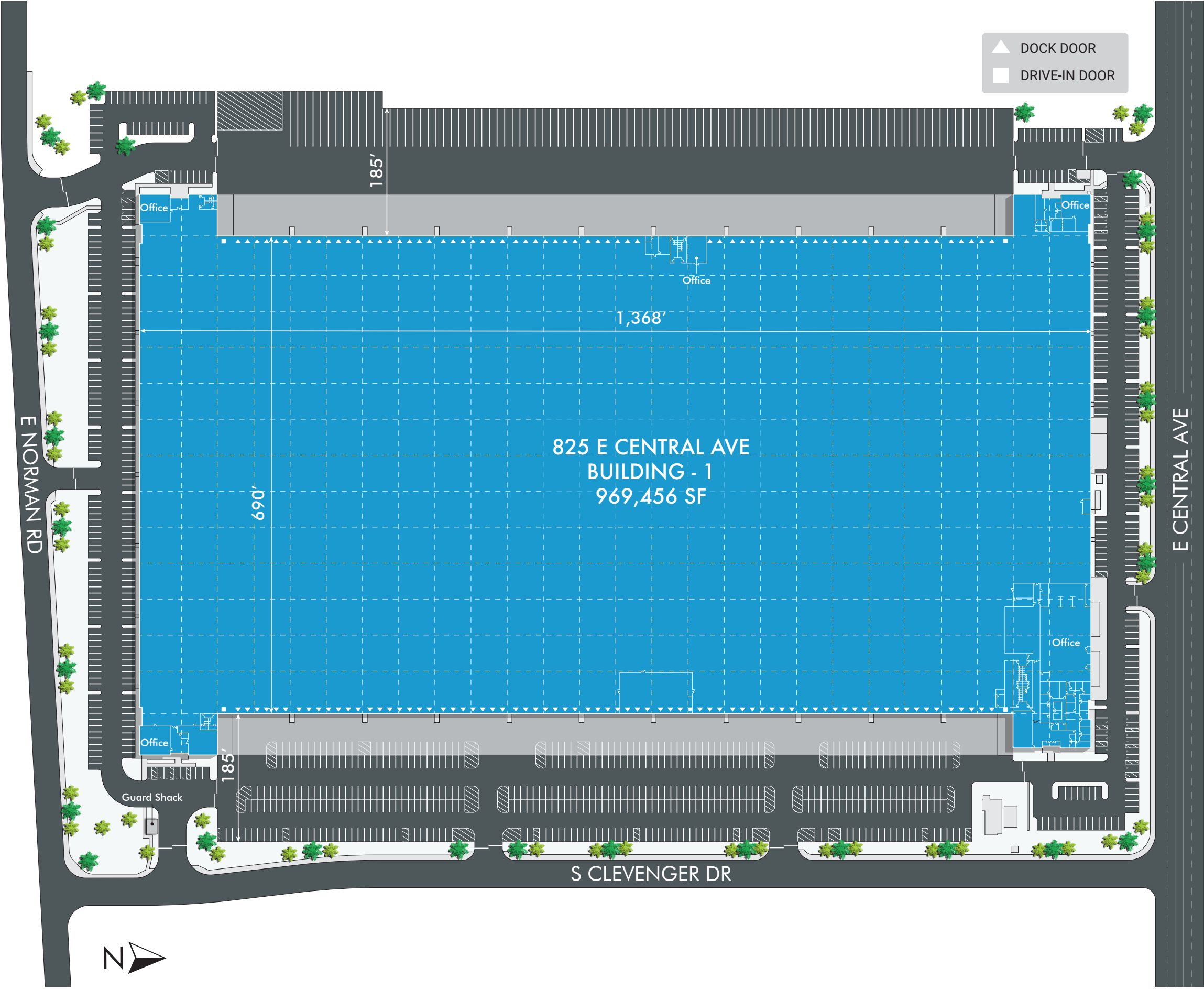
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.





# 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



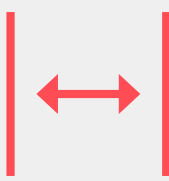
**561**  
Automobile  
Parking



**148**  
Dock  
Doors



**30'**  
Clear  
Height



**52' x 50'**  
Column  
Spacing

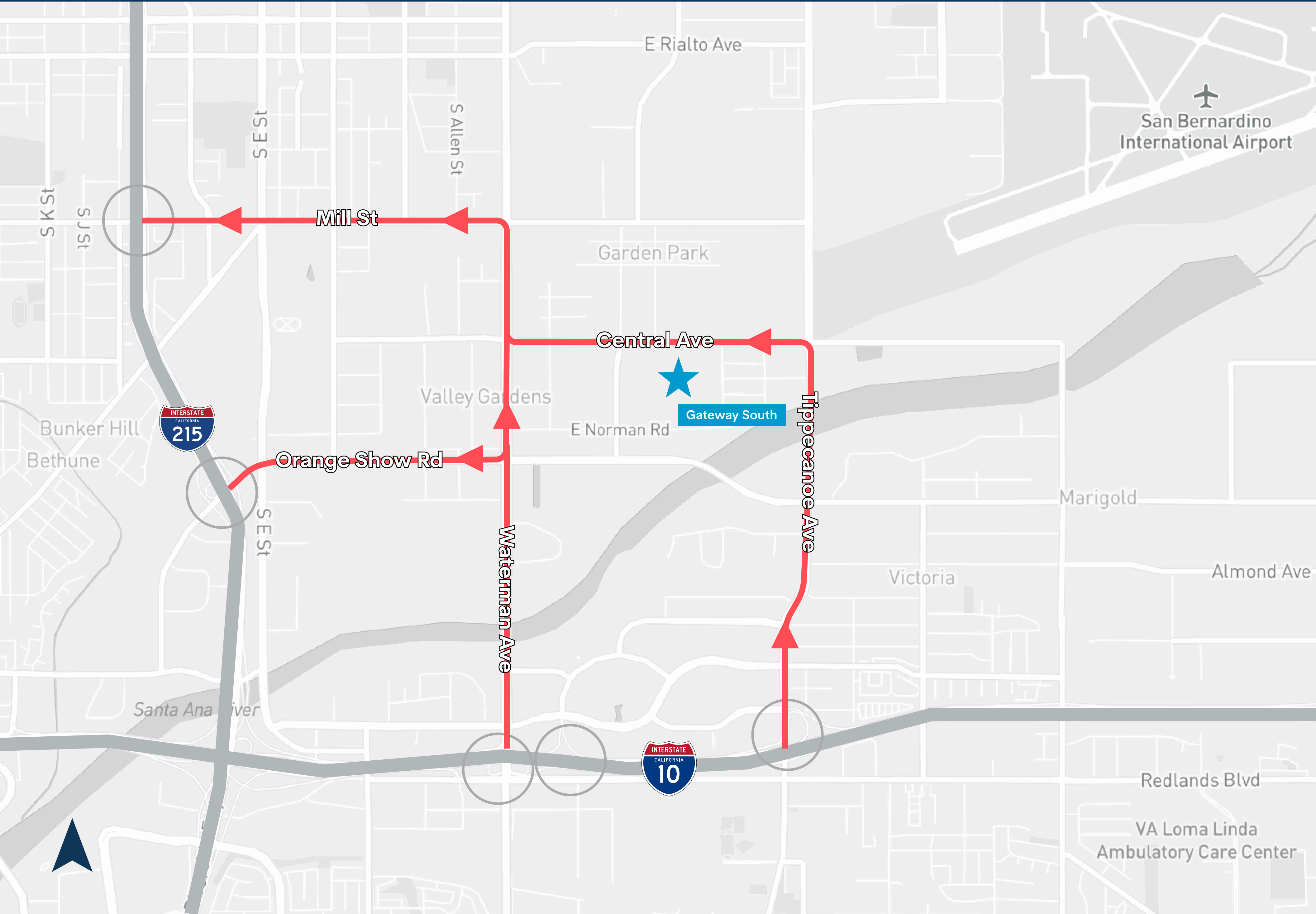
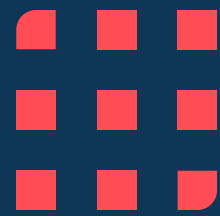


**4**  
Drive-In  
Doors

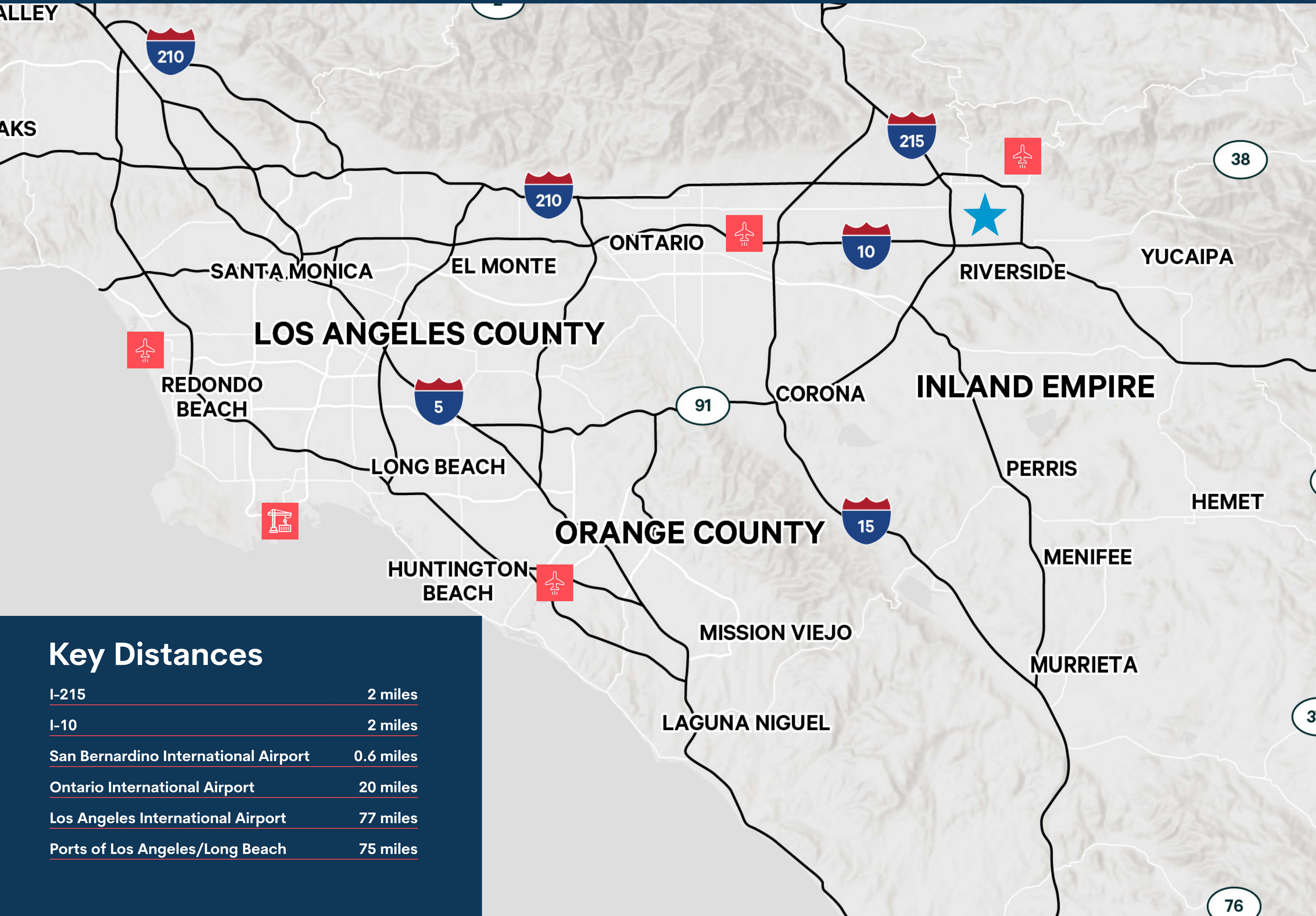


**185'**  
Truck Court  
Depth









Key Distances

<u>I-215</u>	2 miles
<u>I-10</u>	2 miles
<u>San Bernardino International Airport</u>	0.6 miles
<u>Ontario International Airport</u>	20 miles
<u>Los Angeles International Airport</u>	77 miles
<u>Ports of Los Angeles/Long Beach</u>	75 miles



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## Leasing Contacts



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