

# 791 S. WATERMAN AVE.

SAN BERNARDINO | CA



**FOR SALE/LEASE ± 82,122 SF**  
**NEW CLASS A CONSTRUCTION**

**EXCLUSIVE LISTING AGENTS:**

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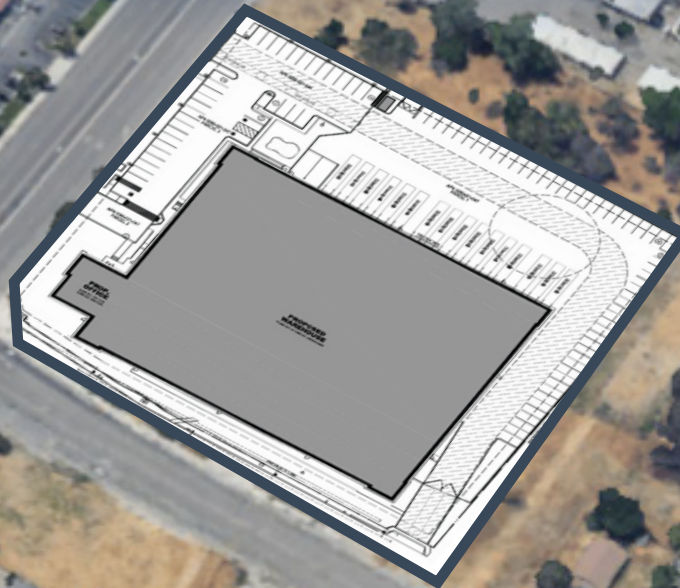


# EXECUTIVE SUMMARY

- New Class A Construction
- ±4,560 SF of Total Office Space In Multiple Locations
- 16 Dock high Positions
- ESFR Sprinkler System
- LED Lighting
- Forklift Charging Station

- Fully Fenced and Secured Yard Area with Drive Around Access
- Located within a QOZ (verify)
- Parcel Numbers: 0280-021-47, 0280-021-44, & 0280-021-34

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## BUILDING HIGHLIGHTS

**FOR SALE/LEASE ± 82,122 SF**  
NEW CLASS A CONSTRUCTION



**±82,122 SF**  
Available



**±175,047 SF**  
±3.84 Acres  
Lot Size



**16**  
Dock High  
Positions



**Proposed**  
Year Built



**CTU**  
Construction



**40' Min**  
Clearance



**1**  
Ground Level  
Doors



**94**  
Parking



**ESFR**  
Sprinklers

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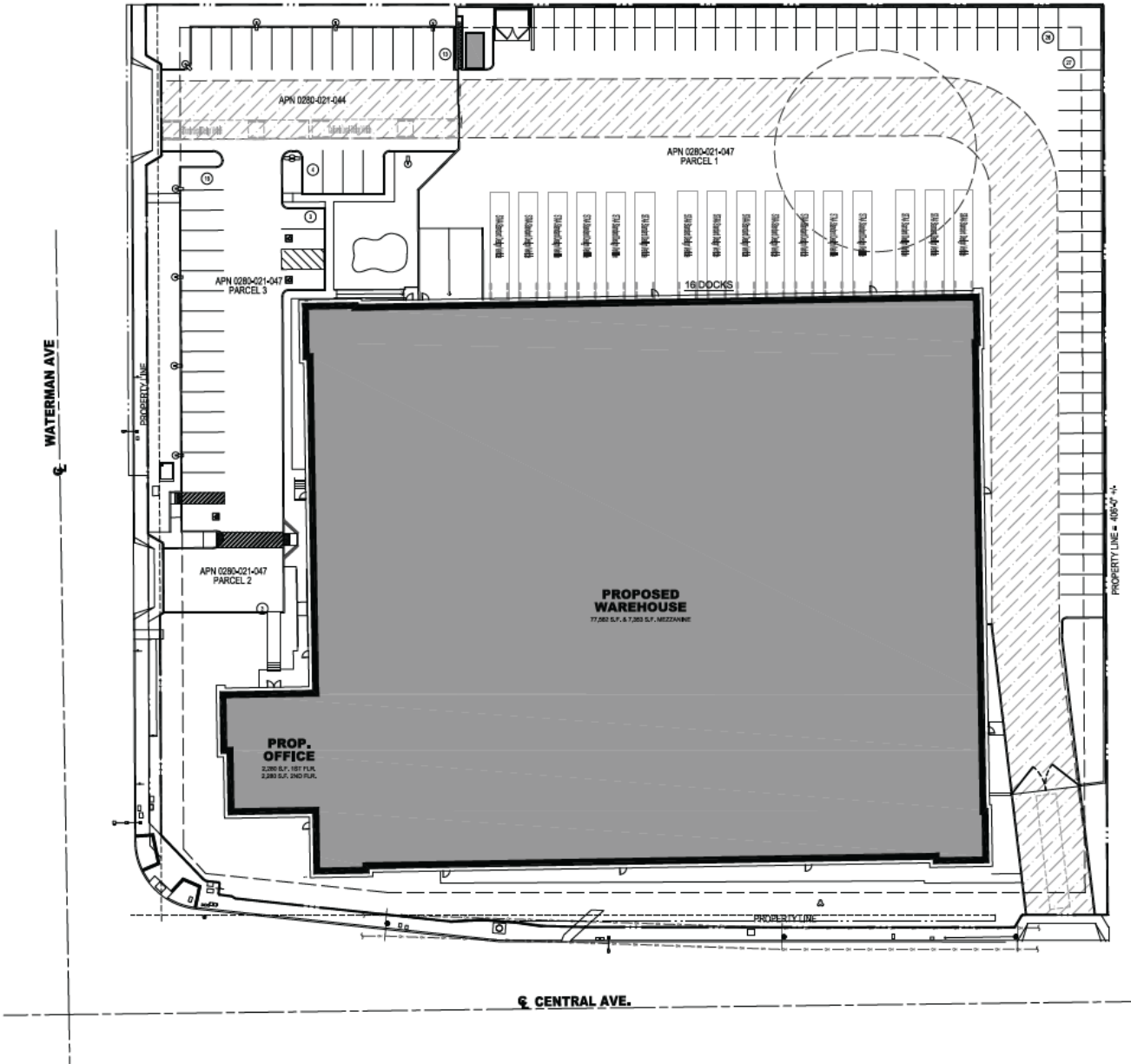
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# SITE PLAN

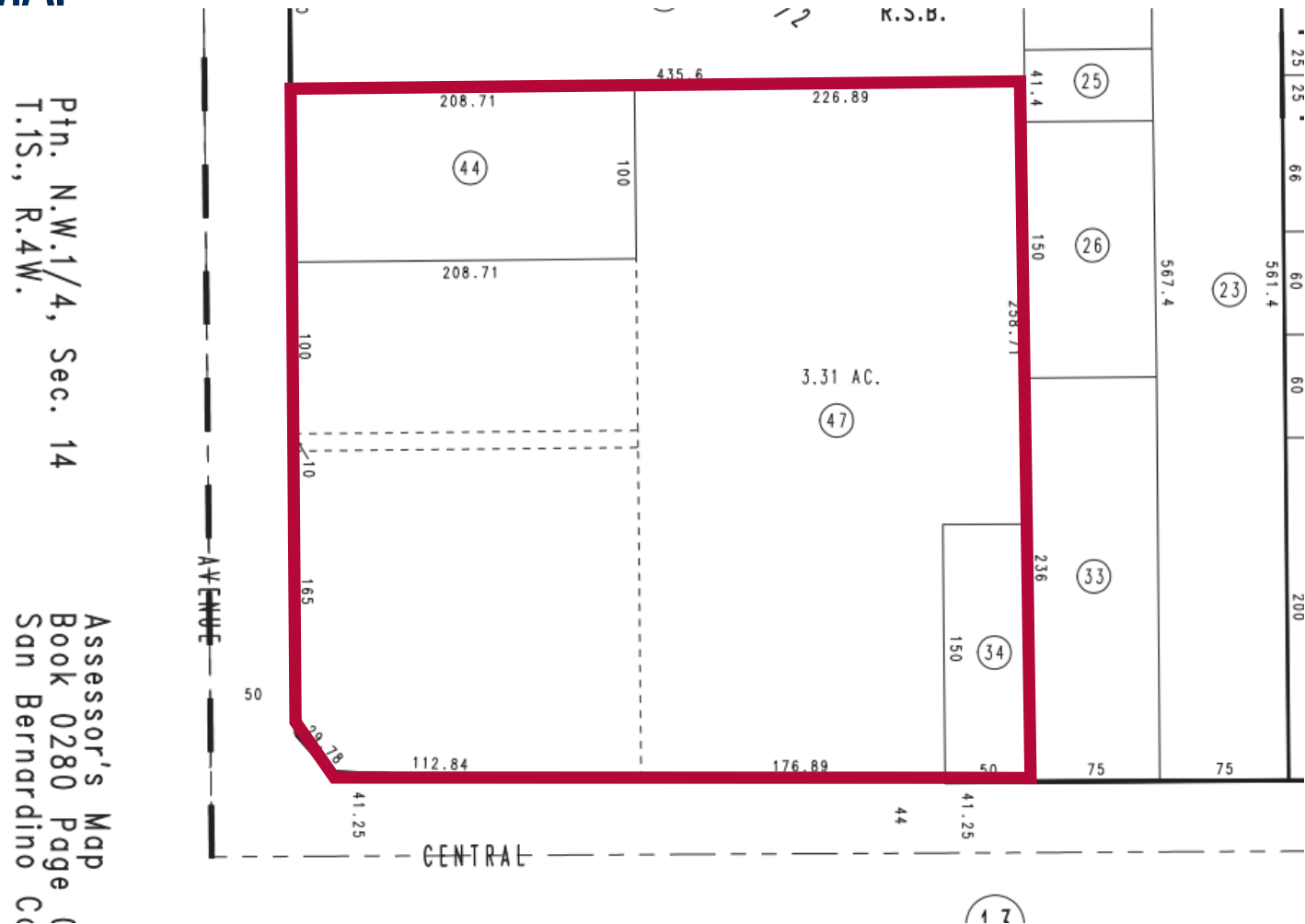
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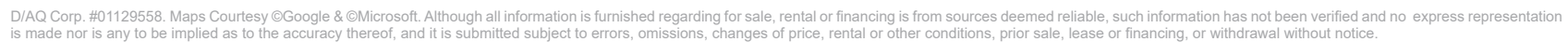
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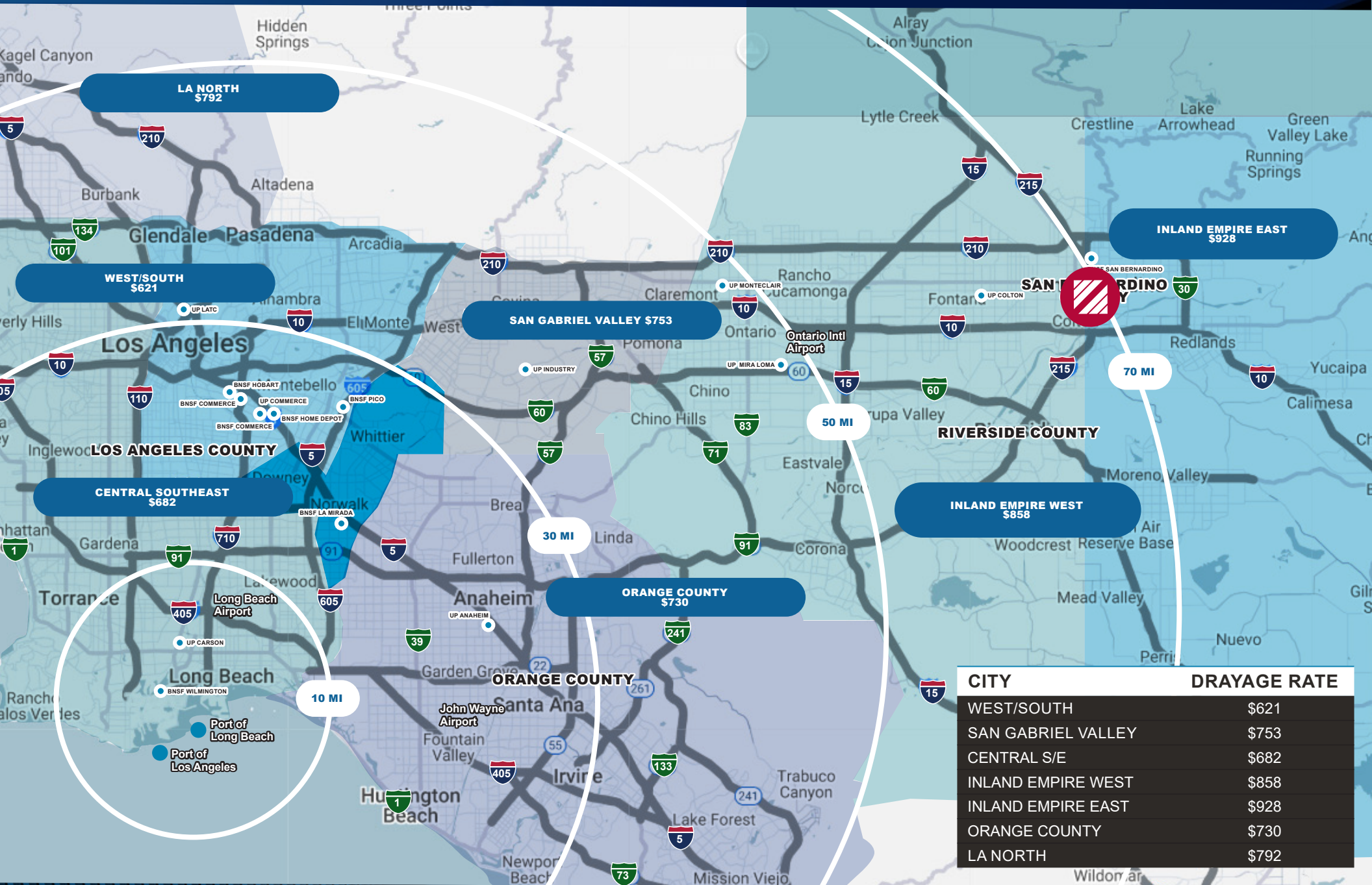


## CORPORATE NEIGHBORS





# CONSIDERABLE DRAYAGE COST SAVINGS



RATES INCLUDE BASE RATE, FUEL SURCHARGE, CHASSIS RENTAL - 4 DAYS

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