

FOR LEASE: ±34,980 SF INDUSTRIAL BUILDING ON ±3.27 ACRES

190 E MILL STREET, SAN BERNARDINO, CA 92408



MAT SKOGEBO
951.276.3646 | DRE# 01975345
MSKOGEBO@LEERIVERSIDE.COM

RYAN TURNQUIST
951.276.3680 | DRE# 01971265
RTURNQUIST@LEERIVERSIDE.COM

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com

FOR LEASE: ±34,980 SF INDUSTRIAL BUILDING ON ±3.27 ACRES

190 E MILL STREET, SAN BERNARDINO, CA 92408

PROPERTY FEATURES

Building Coverage	±34,980 SF Industrial Building on ±3.27 Acres
Office Size	±9,446 SF of Office/Showroom
Mezzanine	±9,446 SF (Sprinklered) Stairs on 2 Sides. (Fork lift Gate to Load Mezzanine)
Warehouse	25,534 SF
Ceiling Height	26' Minimum
Doors	3 Ground Level Doors 2 Dock High Loading Doors
Parking	68 Surface Parking Spaces
Power	800 Amps, 277/480 Volt Phase 3 (Verify)
Loading Area:	Large, Secured, Concrete Yard Area
Freeway	Great Freeway Access to 215 and 10 Freeways (On/Off Ramps 2 Miles Away)
Zoning	CH - Commercial Heaving Zoning
Year Built	2005
Comments	Corner Lot with Easy Access 5 Bathrooms, Lunch Room, Janitor Room, IT Room Wired for Cameras Inside and Out



MAT SKOGEBO

951.276.3646 | DRE# 01975345
MSKOGEBO@LEERIVERSIDE.COM

RYAN TURNQUIST

951.276.3680 | DRE# 01971265
RTURNQUIST@LEERIVERSIDE.COM

FOR LEASE: ±34,980 SF INDUSTRIAL BUILDING ON ±3.27 ACRES

190 E MILL STREET, SAN BERNARDINO, CA 92408



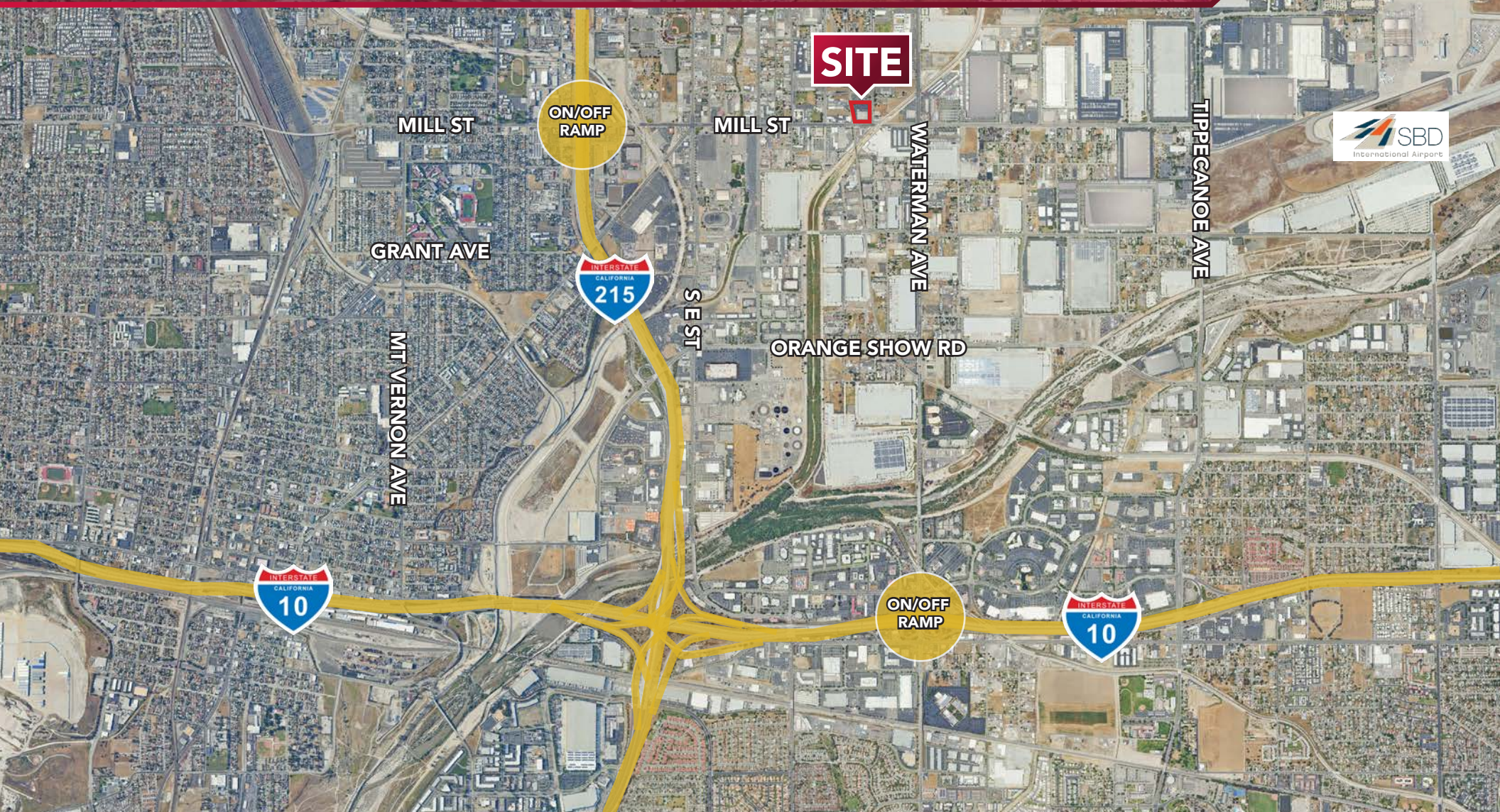
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MAT SKOGEBO
951.276.3646 | DRE# 01975345
MSKOGEBO@LEERIVERSIDE.COM

RYAN TURNQUIST
951.276.3680 | DRE# 01971265
RTURNQUIST@LEERIVERSIDE.COM

FOR LEASE: ±34,980 SF INDUSTRIAL BUILDING ON ±3.27 ACRES

190 E MILL STREET, SAN BERNARDINO, CA 92408



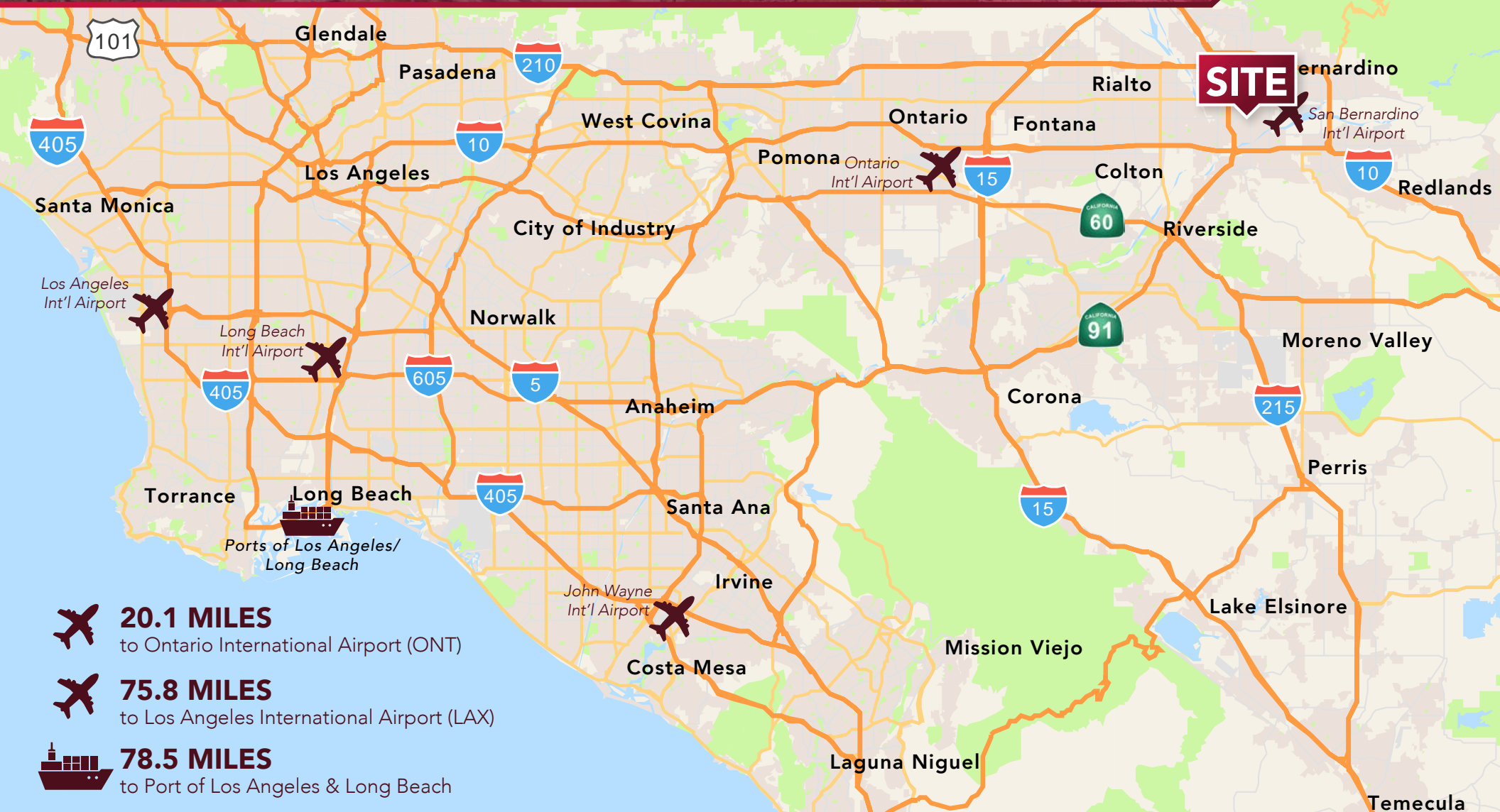
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MAT SKOGEBO
951.276.3646 | DRE# 01975345
MSKOGEBO@LEERIVERSIDE.COM

RYAN TURNQUIST
951.276.3680 | DRE# 01971265
RTURNQUIST@LEERIVERSIDE.COM

FOR LEASE: ±34,980 SF INDUSTRIAL BUILDING ON ±3.27 ACRES

190 E MILL STREET, SAN BERNARDINO, CA 92408



MAT SKOGEBO
951.276.3646 | DRE# 01975345
MSKOGEBO@LEERIVERSIDE.COM

RYAN TURNQUIST
951.276.3680 | DRE# 01971265
RTURNQUIST@LEERIVERSIDE.COM