

# FOR SALE/LEASE: ±47,169 SF 4985 HALLMARK PARKWAY

SAN BERNARDINO, CA 92407

DIRECT I-215 FRONTAGE & ACCESS

**NEW  
LOWER PRICING!**

Lease Rate: \$0.79/SF  
NNN + \$0.16/SF OPEX  
Sale Price: \$229/SF



## PROPERTY HIGHLIGHTS

- Concrete Tilt-Up Industrial Building
- ±809 SF Office Area
- 4 Dock High Doors
- 2 Ground Level Doors
- 24'-25 Warehouse Clearance
- .45/3000 GPM Fire Sprinklers
- 400 Amp 277/480 Volt Power (Verify)
- 48' x 44' Bay Spacing
- Drive-Around Building
- Freeway Frontage
- Immediate Access to 215/210/15 Freeways
- Approx. 23 Miles to LA-Ontario International Airport

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Toby Tewell**  
**951.276.3662**  
ttewell@lee-associates.com  
DRE# 01822772

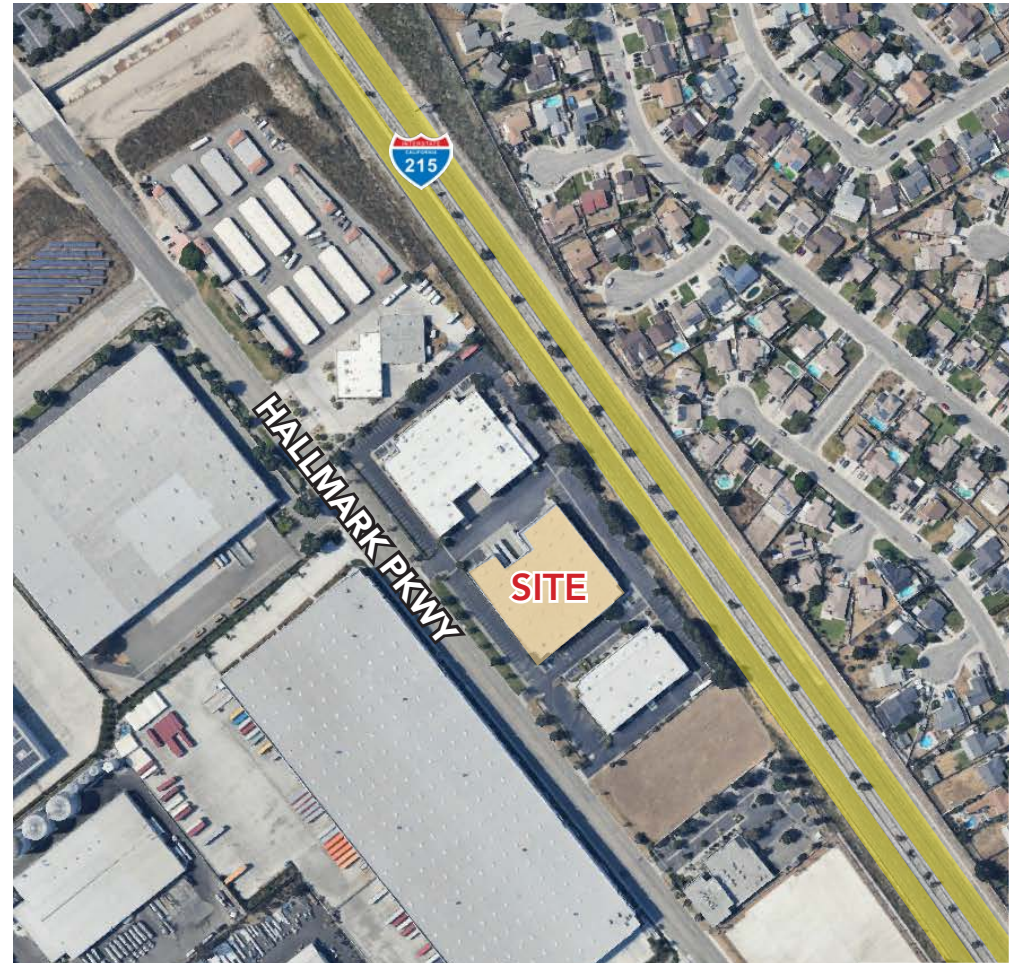
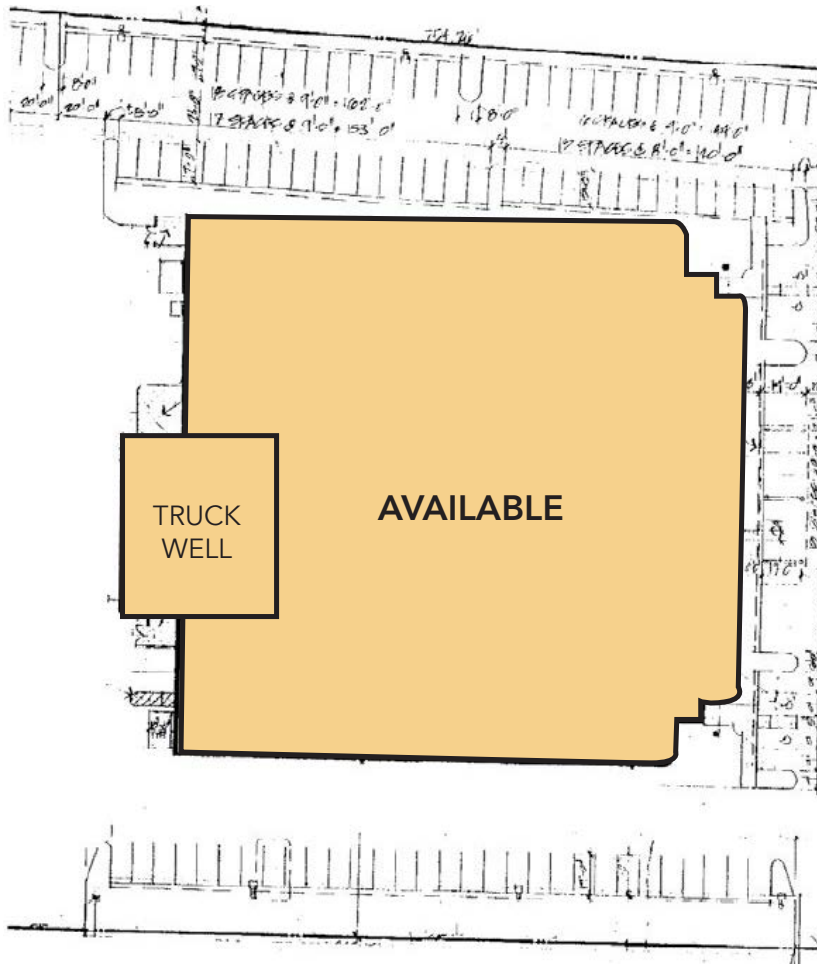
**Zach Cohen**  
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DRE# 01979752

**Carly Hamilton**  
**951.276.3663**  
chamilton@lee-associates.com  
DRE# 01968295

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, 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE# 01048055.

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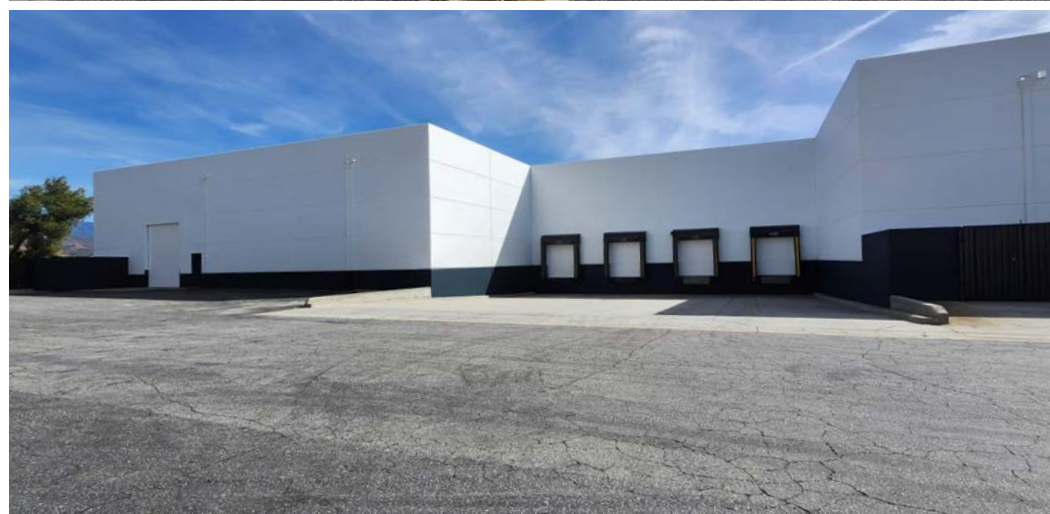
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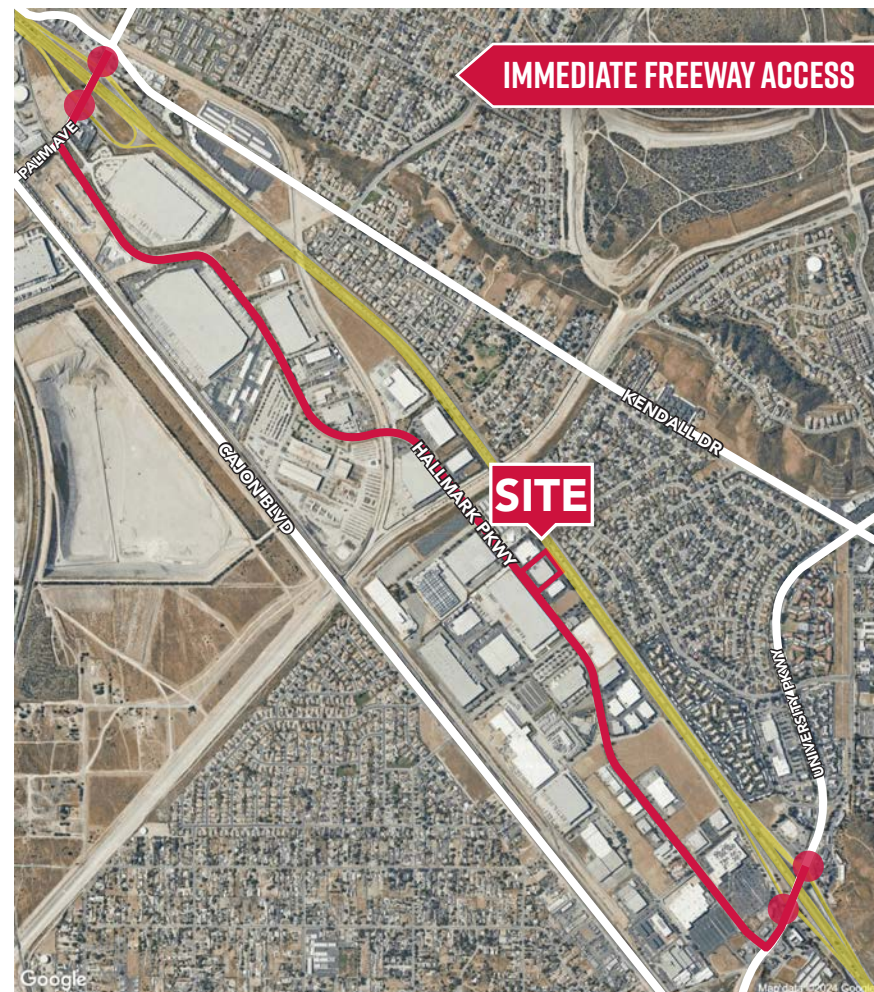
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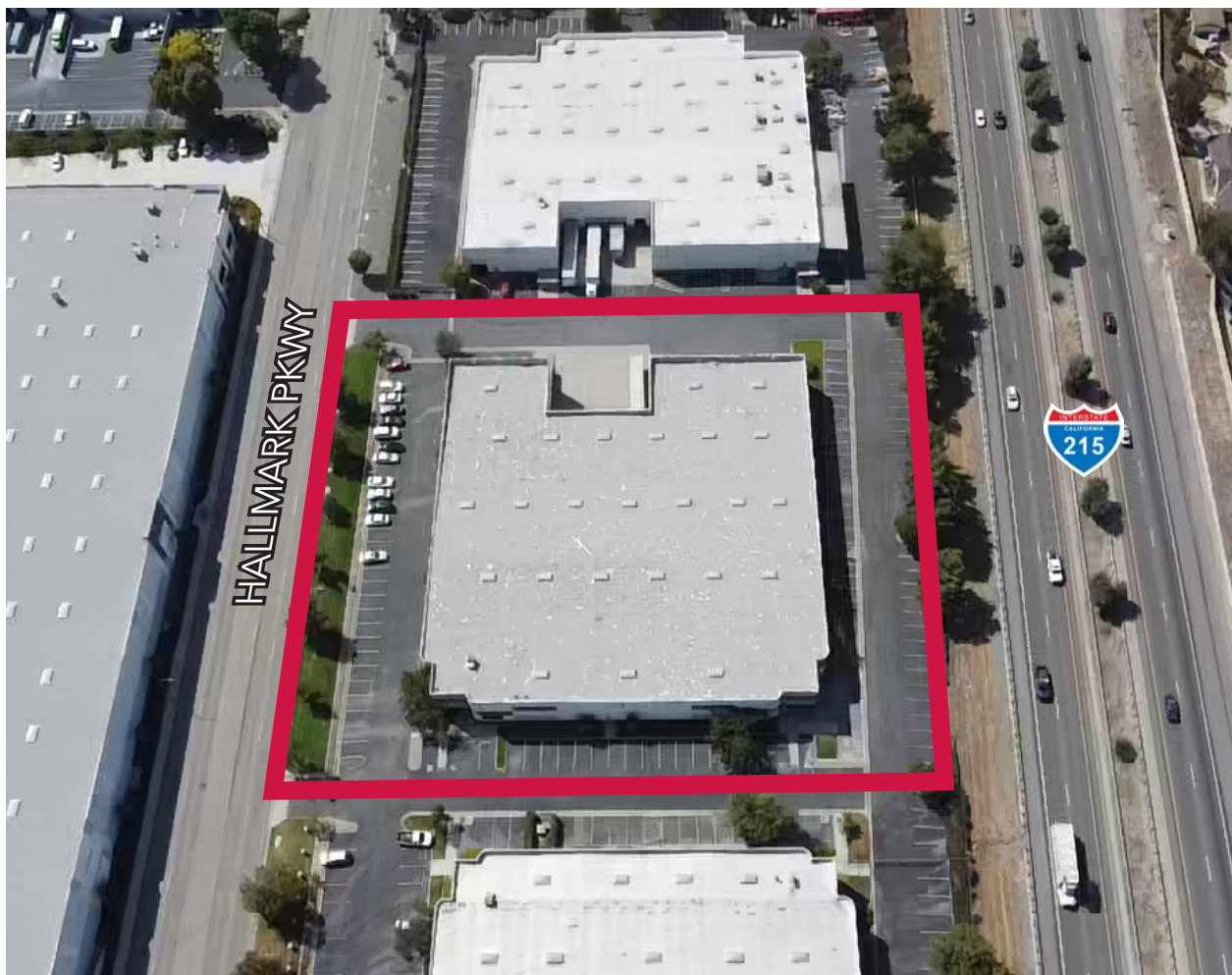
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