

740 E CARNEGIE DR SAN BERNARDINO, CA

±36,191 SF

FOR SALE

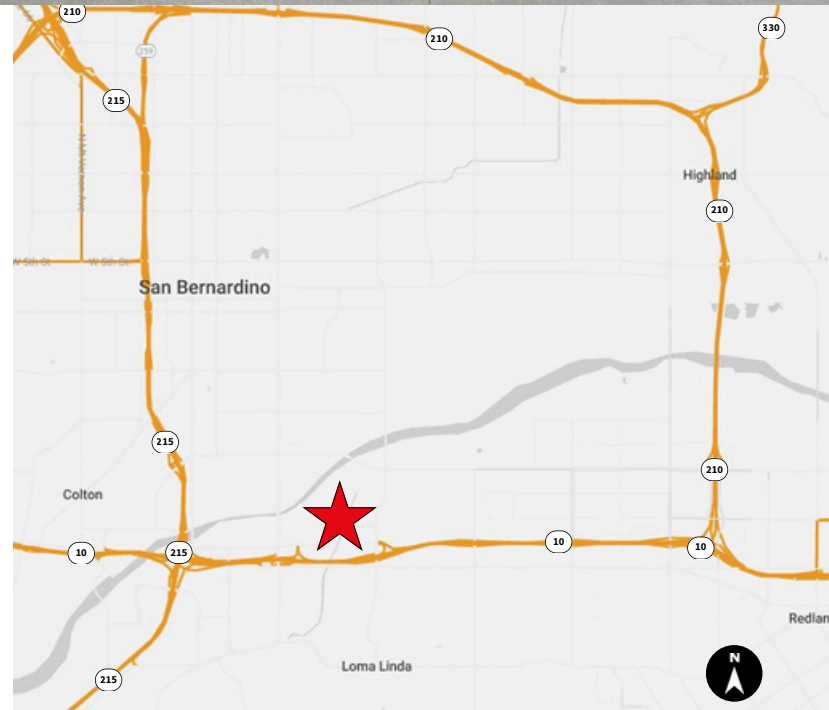


PROPERTY FEATURES

- ▶ ±36,191 SF Office building
- ▶ ±2.97 AC Parcel
- ▶ 135 Parking spaces including handicap stalls
- ▶ 1,600 Amps, 480/277v
- ▶ Computer room with separate HVAC units
- ▶ 10' Ceiling height
- ▶ Caterpillar 750kw backup generator w/ additional day tank
- ▶ Updated and renovated common area restrooms
- ▶ LED lamps in the parking area

LOCATION FEATURES

- ▶ Easy access to I-10 & I-215 freeways
- ▶ Located within the 153 Acre Tri City Corporate Centre
- ▶ Close proximity to restaurants and support retail



**MARK
MCADAMS**

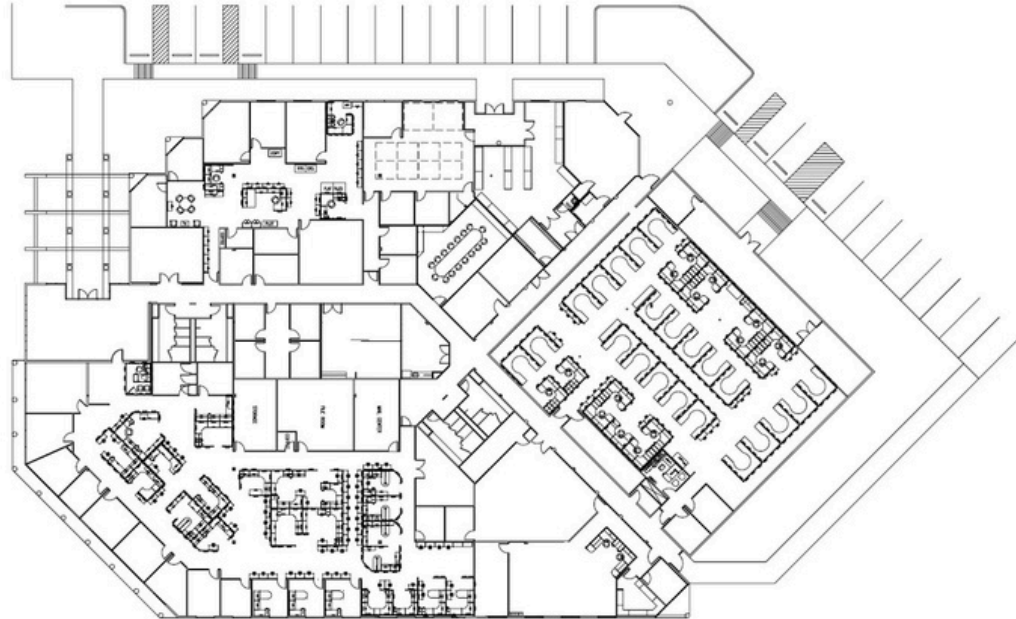
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FLOOR PLAN



*Floor plan and layout may vary from actual space. Furniture depicted may not be present in the actual space and may not be available or included with the sale.

PARCEL MAP

APNs: 0281-351-23 & 24



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