

REALTERM

FOR LEASE OR SALE REALTERM - SAN BERNARDINO

2765 Lexington Way | San Bernardino, CA

HIGH FLOW THROUGH (HFT) | LOGISTICS BUILDING



MAJOR RENOVATION



BUILDING SIZE
±129,850 SF



LAND SIZE
18.34 ACRES
Includes ±4.05-Acre Additional Yard



REPOSITION DELIVERY DATE
Immediate Occupancy

HIGHLIGHTS

- ▶ Abundant Truck & Trailer Parking
- ▶ 3000 Amps of Power
- ▶ New ESFR Sprinkler System
- ▶ 2-Sided Loading
- ▶ Access to High Pressure Gas Line
- ▶ New LED Lighting
- ▶ Active BNSF Rail Service
- ▶ Truck Scale
- ▶ Energy Cost Saving Solar Farm



2765Lexington.com



[Video Tour](#)

SPENCER CASEMENT
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JEFF HUBERMAN
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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

HIGHLIGHTS



PROPERTY CHARACTERISTICS



- ▶ 34 Dock-High Doors
- ▶ 3 Ground-Level Doors
- ▶ 48 Trailer Positions (Expandable)
- ▶ ±6,360 SF Office
- ▶ 152 Employee Parking Spaces
- ▶ 18'-20' Clear Height Range
- ▶ 6 EV Charging Stations
(Infrastructure in Place for an
Additional 19 EV Charging Stations)

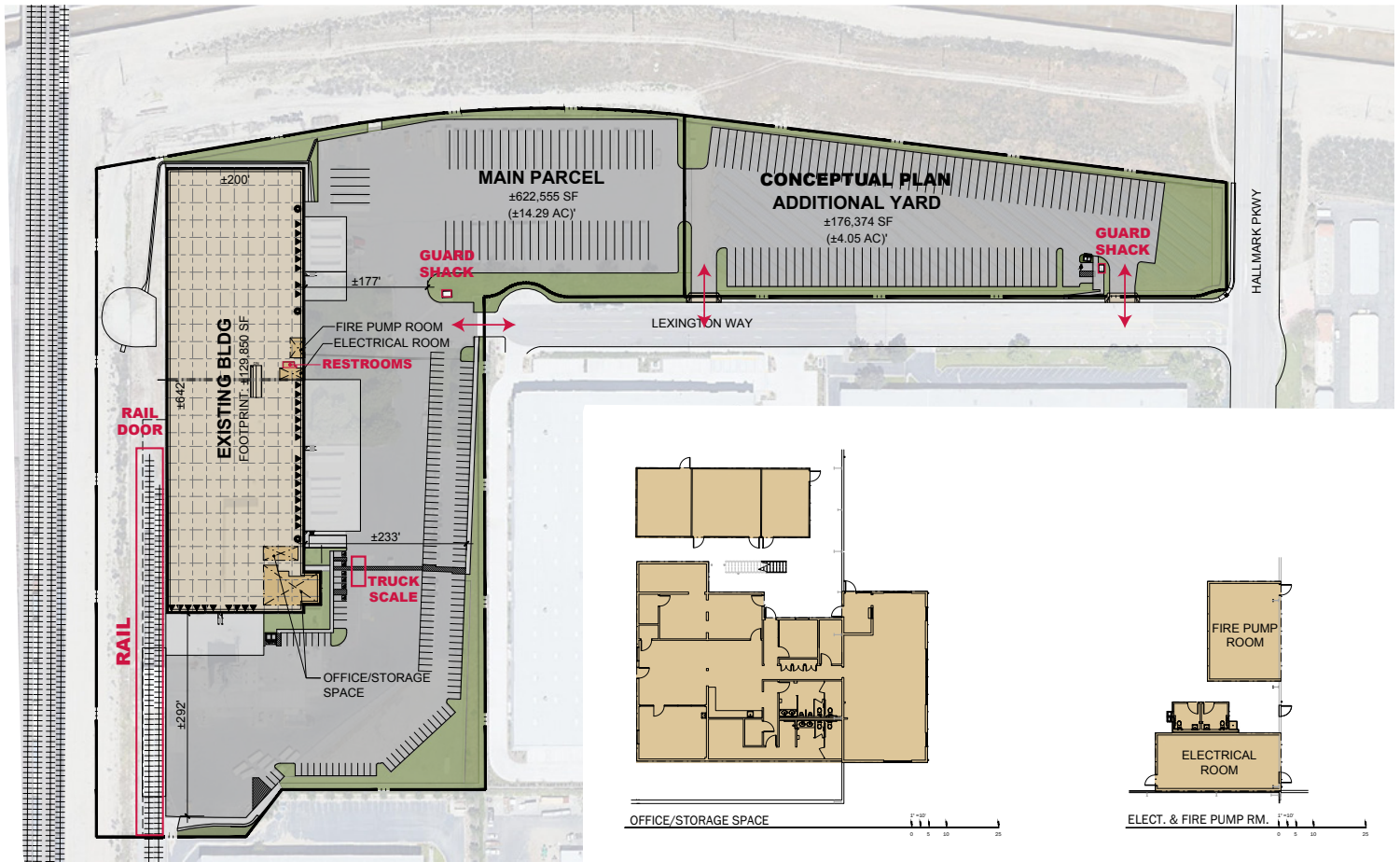
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SITE PLAN



AREA HIGHLIGHTS

- ▶ **Exceptional Flow**
2-Sided Loading and Wide Turning Radius
- ▶ **Abundant Parking**
Potential to Expand Yard
- ▶ **Solar Farm**
1,896,755 kWh of Energy Annually
- ▶ **Secure Access**
Gate with Guard Shack Located on Cul-de-sac



OFFICE PHOTOS



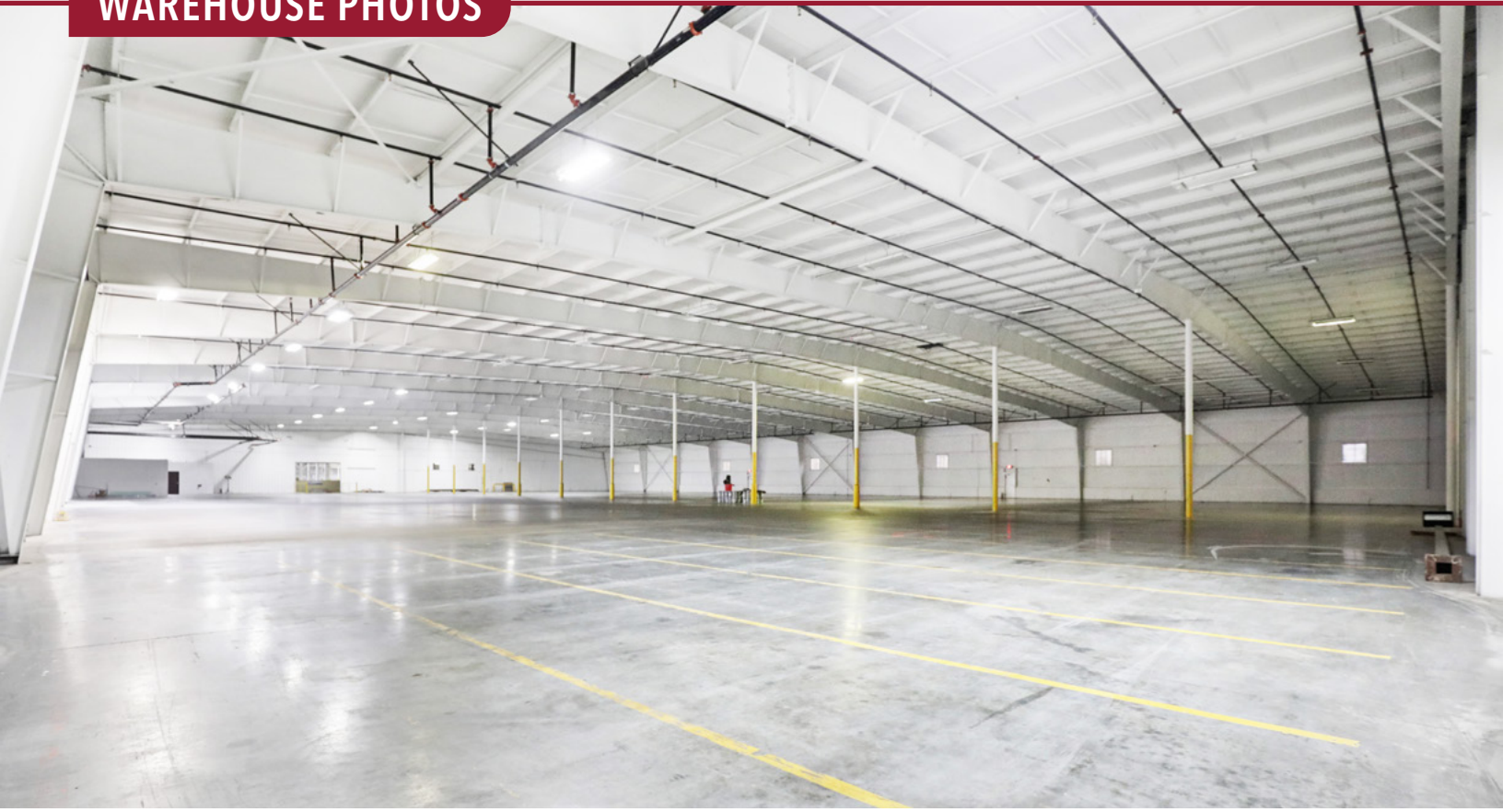
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WAREHOUSE PHOTOS



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DISTANCE MAP & CORP. NEIGHBORS



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