

FOR LEASE:

APPROXIMATELY ±17,750 SQUARE FEET ON ±2.22 ACRES

205 WEST SLOVER AVENUE, BLOOMINGTON, CA 92316

OVER 2 ACRES!

HARD-TO-FIND BUILDING WITH EXCESS LAND

- HEAVY INDUSTRIAL (H-IND) ZONE -
- AGUA MANSÁ SPECIFIC PLAN
- ENTIRE SITE FULLY FENCED AND SECURED



PROPERTY HIGHLIGHTS:

- Approximately 17,750 Square Foot, Freestanding Industrial Building
- ±6,200 Square Feet of Two-Story, High Image Office Space
- ±3,500 Sq. Ft - 1st Floor Office: Parts Counter, 4 Private Offices, Conference Room, Break Room, Large Bullpen, 2 Restrooms, Shop Restroom and Locker Room
- ±2,700 Sq. Ft. - 2nd Floor Office: Large Open Bullpen Sales Area, 3 Private Offices (T2 with on Suite Restrooms)
- Four (4) Oversized 16'x14' G. L. Loading Doors
- One (1) 14'x14' G. L. Loading Door
- 32' - Reinforced Concrete Apron around Loading Doors
- 800 Amps; 277/480 Volts
- Distributed Warehouse Power and Airlines (Air Drops @ Each Door)
- 24' Minimum Warehouse Ceiling
- Calculated Fire Sprinkler System
- Oversized, Fully Fenced, Secured Yard Area with Exterior Lighting
- Immediate Access to the 10 Freeway
- [Heavy Industrial \(H-IND\) Zone - Agua Mansa Specific Plan](#) (verify)



COMMERCIAL REAL ESTATE SERVICES
Corporate DRE#: 01048055
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PAUL WHITEHOUSE
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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

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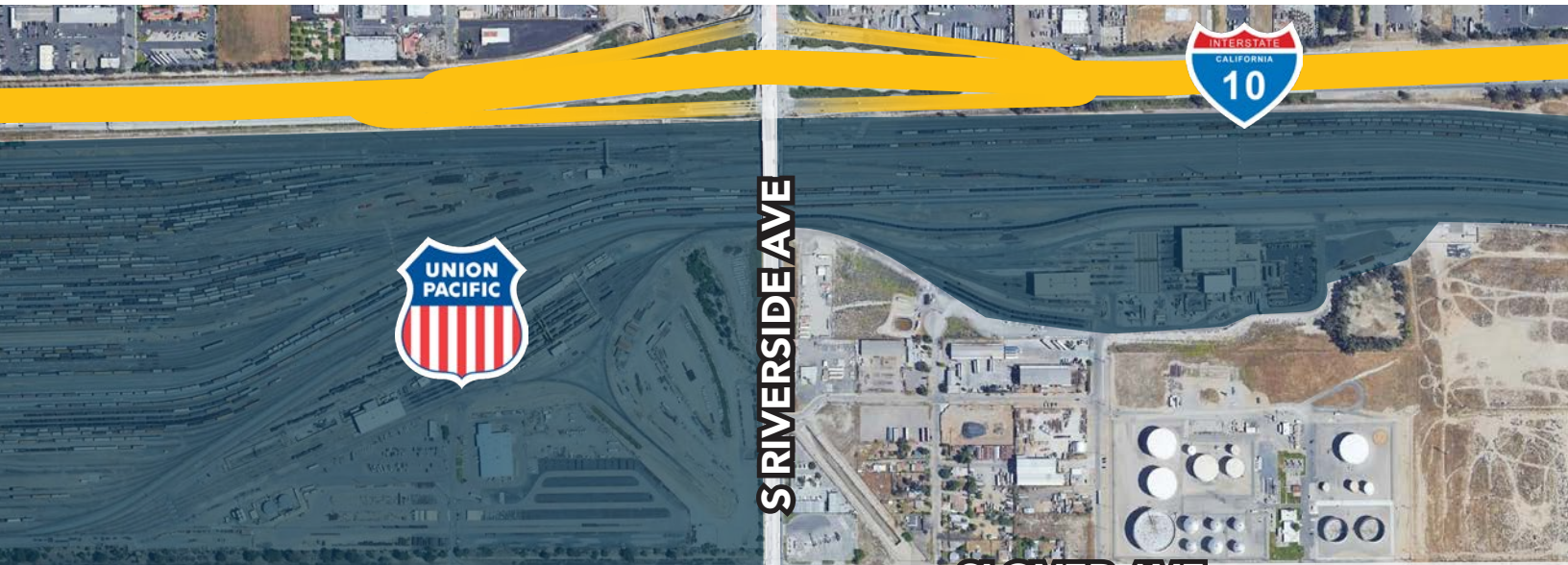
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