

1070 S. Waterman Avenue | San Bernardino, CA



±393,704 SF
FOR LEASE



PROPERTY HIGHLIGHTS

±393,704 SF

1070 S. Waterman Avenue | San Bernardino, CA



**36' Minumum
Clear Height**



**ESFR Sprinkler System
(K-25 Heads)**



±180 Auto Parking Stalls



53 Dock High Doors



**13 Serco Pit Levelers (35K LB)
w/ Dock Fans, Lights, Locks,
and Electrical Quad Boxes**



2 Grade Level Doors



**6 Overhead HVLS
Warehouse Fans**



**7" Thick 4,000 PSI
Reinforced Slab with
Concrete Sealer**



**Secured Truck Court
w/ Automated (2) Gates**



**1,200 Amp Power
277/480 Volt, 3-Phase
w/ 4,000 Amp UGPS**

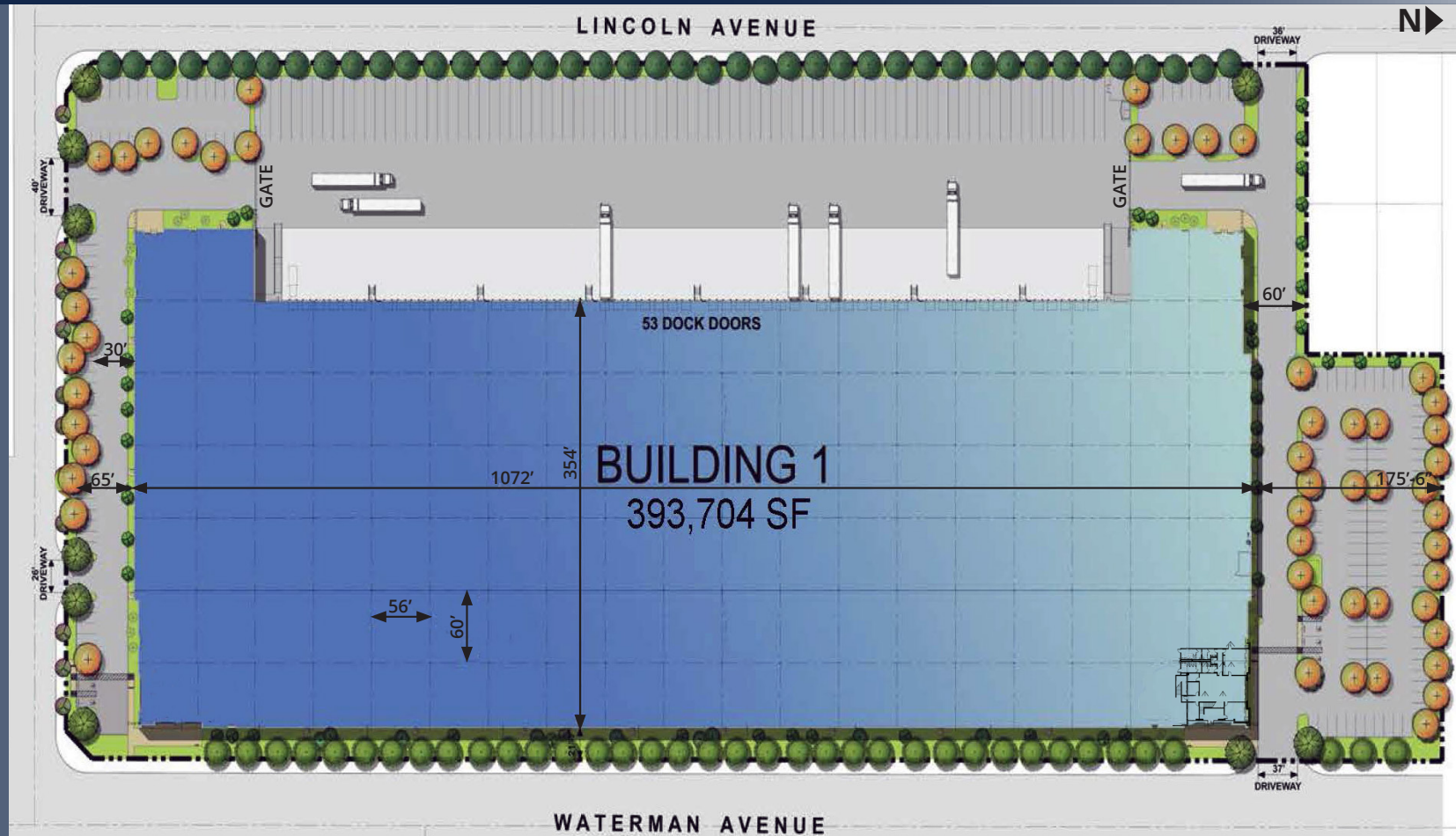


LED Warehouse Lighting



**Convenient Access to
10 & 215 Freeway**

SITE PLAN



±5,947 SF Office Space



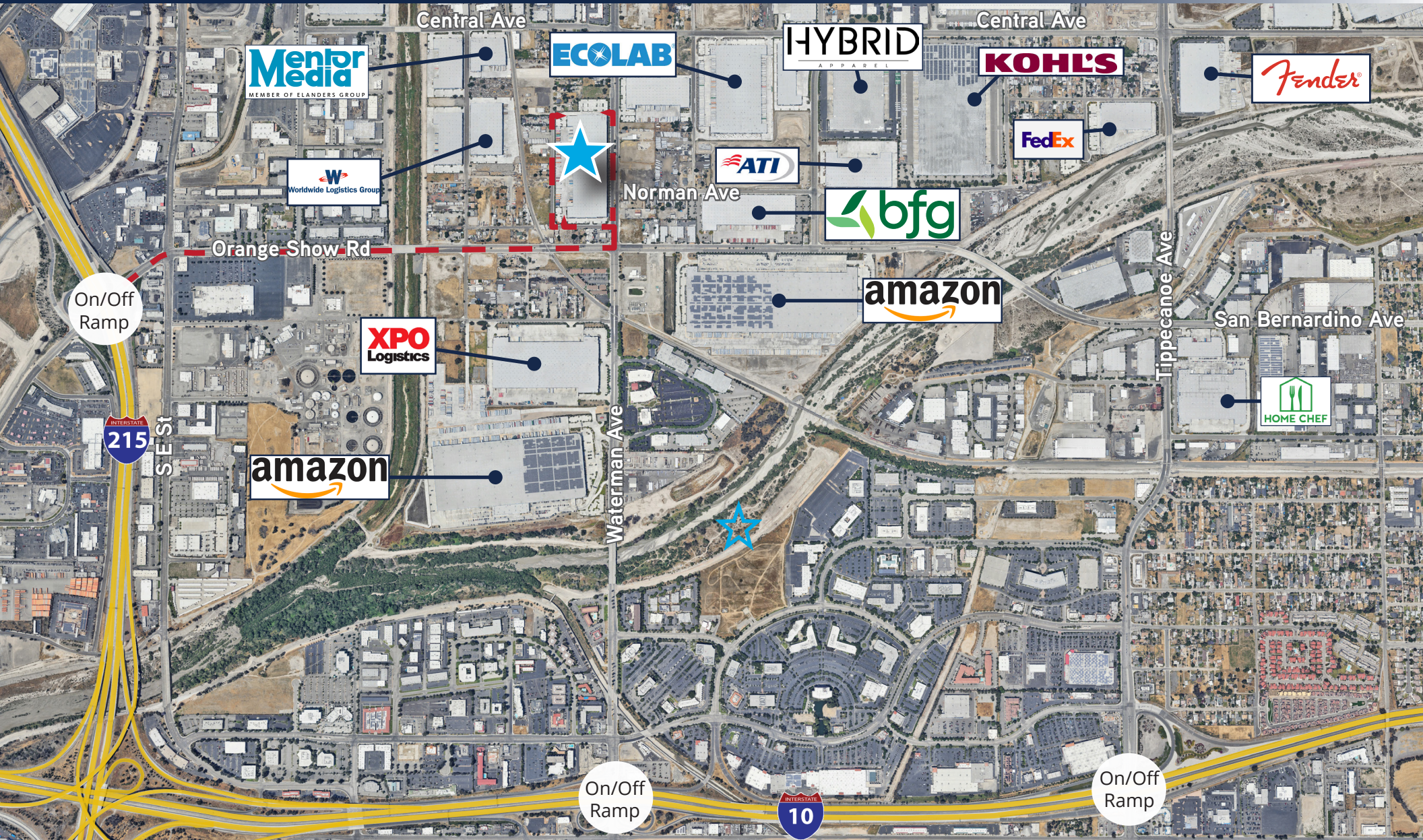
185' Concrete Truck Court

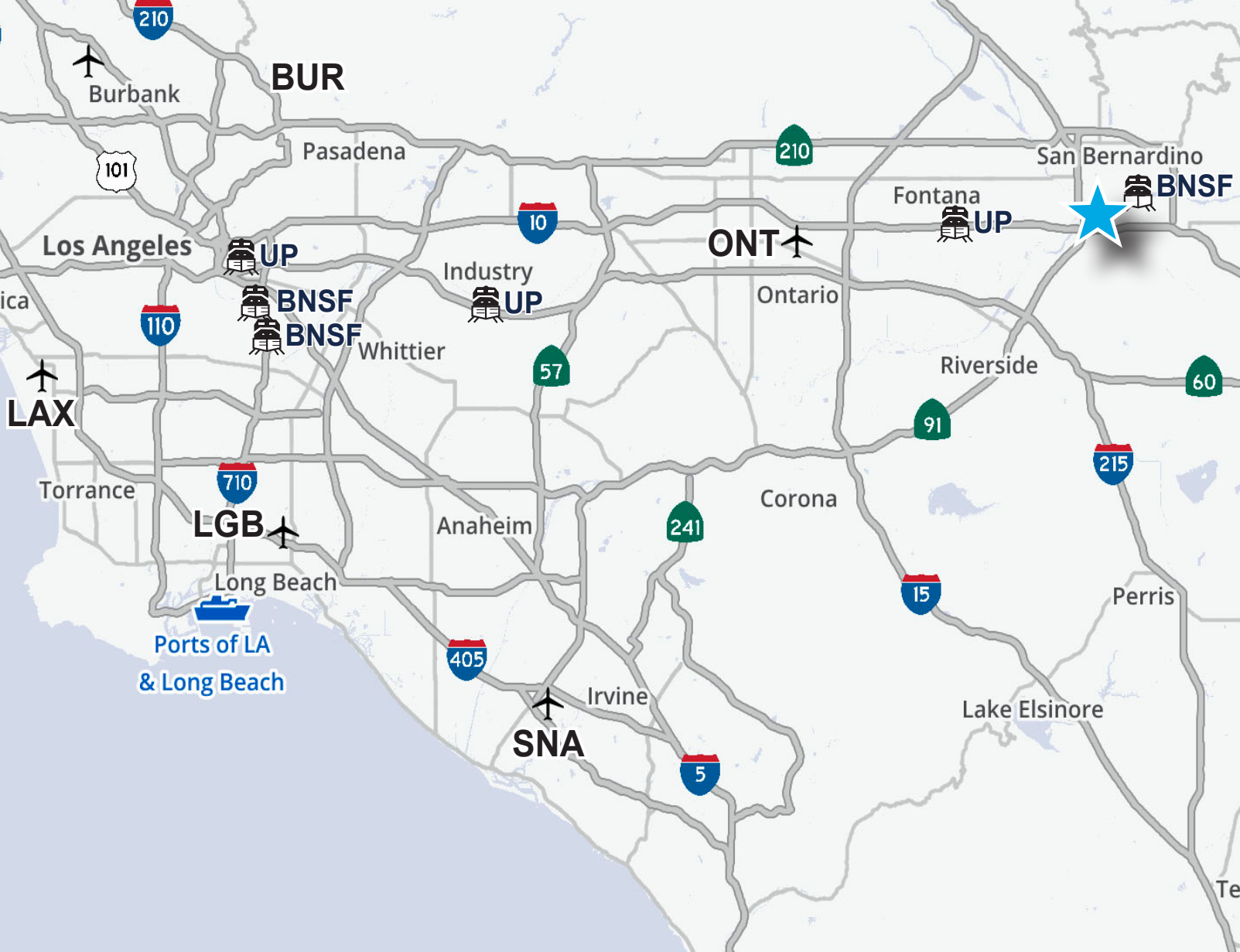


±81 Trailer Parking Stalls



Guard Shack w/ Power/HVAC





4.6 Miles
to San Bernardino Airport
(SBD)

20.4 Miles
to Ontario Airport (ONT)

75.4 Miles
to Los Angeles Airport (LAX)



72.8 Miles
to Port of Long Beach

74.0 Miles
to Port of Los Angeles



1.13 Miles
to 10 freeway

1.13 Miles
to 215 freeway



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