

INTERCHANGE BUSINESS CENTER | DELIVERY Q2 2024

±94,108 SF For Lease

3524 Mike Daley Drive, San Bernardino



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- Parking spaces are approximate and to be verified.
- Free Standing Building
- ±32 trailer storage spaces outside of dock
- 185' secured truck court area

- 2.5% skylights
- 3,000 Amp capacity 277/480 volt, 3 phase, 4 wire power

PROPERTY FEATURES

Total Building Size	±94,108 SF
Site Size	±8.05 acres
Office	±1,897 SF
Ceiling Height	30' minimum
Bay Spacing	52' x 50'
Car Parking	±117
Docks	15 (9' x 10')
	(13) 30,000 lb. edge of dock plates
	(2) 30,000 lb. mechanical pit load levelers
	Dock seals on all dock doors
Drive-in Doors	1 (12' x 15')
Sprinklers	ESFR
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- BREEAM® Certified building
- Warehouse lighting

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Corporate Neighbors



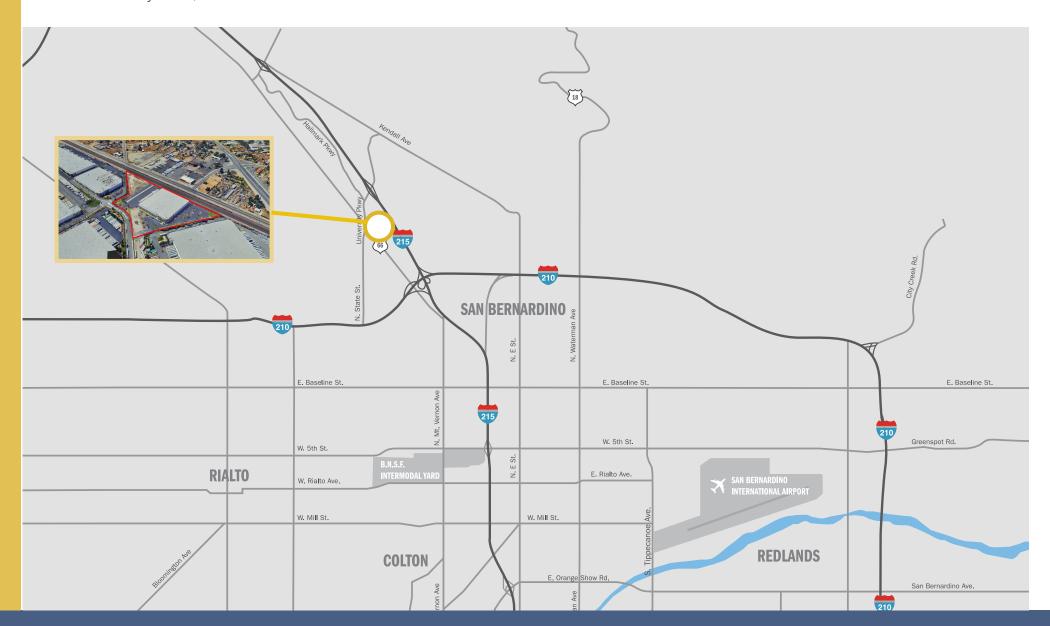
LOCATION OVERVIEW

- 7 miles to BNSF Intermodal Yard
- 9 miles to San Bernardino Int'l Airport
- 13 miles to UPSP Intermodal Yard -Colton
- 20 miles to Ontario Int'l Airport
- 28 miles to March Inland Port
- 80 miles to Ports of Los Angeles & Long Beach

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