

27334 SAN BERNARDINO AVE, UNIT 1, REDLANDS

PROLOGIS REDLANDS DISTRIBUTION CENTER

HEAVY RACKING INCLUDED

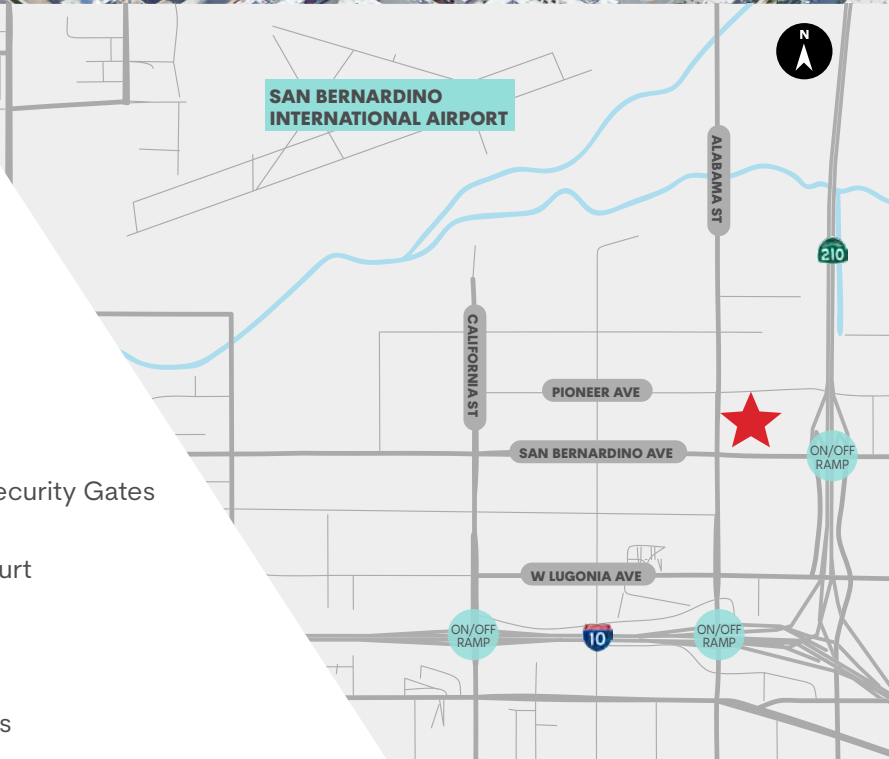
±252,283 SF
FOR SUBLEASE



**FLEXIBLE TERM THROUGH
FEBRUARY 2035**

PROPERTY FEATURES

- ▷ Size: 252,283 SF (POL 593,563 SF Bldg)
- ▷ 5,310 SF Main Office & Shipping/Receiving Office
- ▷ 44 Dock High Doors (25 with Pit Levelers; 19 Dock Locks)
- ▷ 2 Grade Level Doors
- ▷ 36' Minimum Clear Height
- ▷ ESFR Sprinkler System
- ▷ 52 Trailer Stalls
- ▷ 1,600 Amps Power
- ▷ 185' Truck Court with 2 Remote-Controlled Security Gates
- ▷ LED Lighting
- ▷ Full Height Demising Wall & Secured Truck Court
- ▷ Built to LEED® Certified Standards
- ▷ 19 Charging Stations
- ▷ 9 Brand New HVLS Fans
- ▷ Immediate Access to 10, 210 and 15 Freeways



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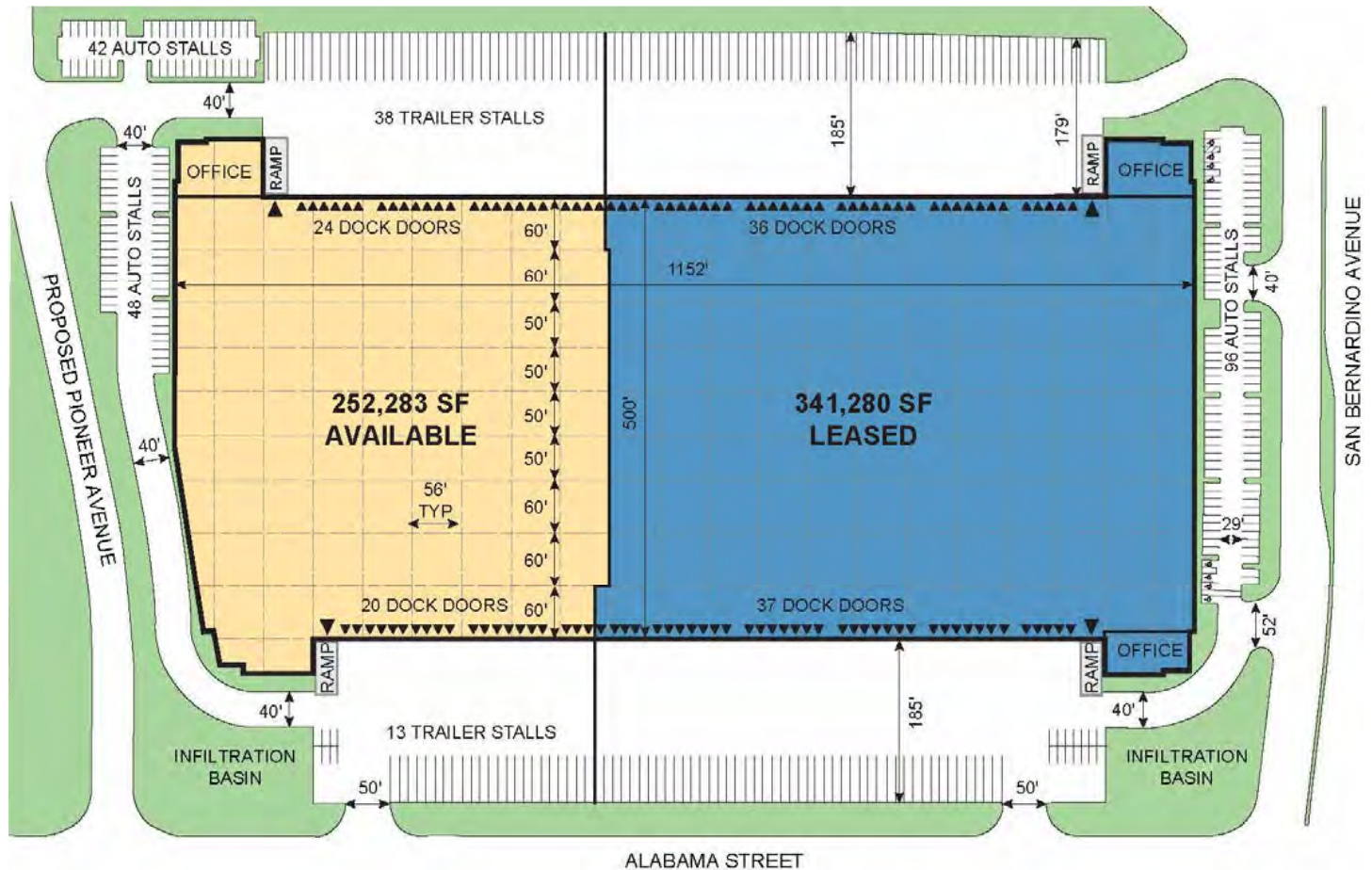
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SITE PLAN



LOCATION HIGHLIGHTS

- | | | | |
|-------------------|--|-------------------|---------------------------------|
| 5.3 miles | ▶ San Bernardino International Airport | 18.2 miles | ▶ Ontario International Airport |
| 5.3 miles | ▶ FedEx Express | 25.3 miles | ▶ UPS Regional Air Hub |
| 10.6 miles | ▶ BNSF Rail Yard | 25.4 miles | ▶ FedEx Freight |
| 12.9 miles | ▶ UP Colton | 79.4 miles | ▶ LAX |
| 13.0 miles | ▶ FedEx Ground Hub | 81.4 miles | ▶ Port of LA/LB |



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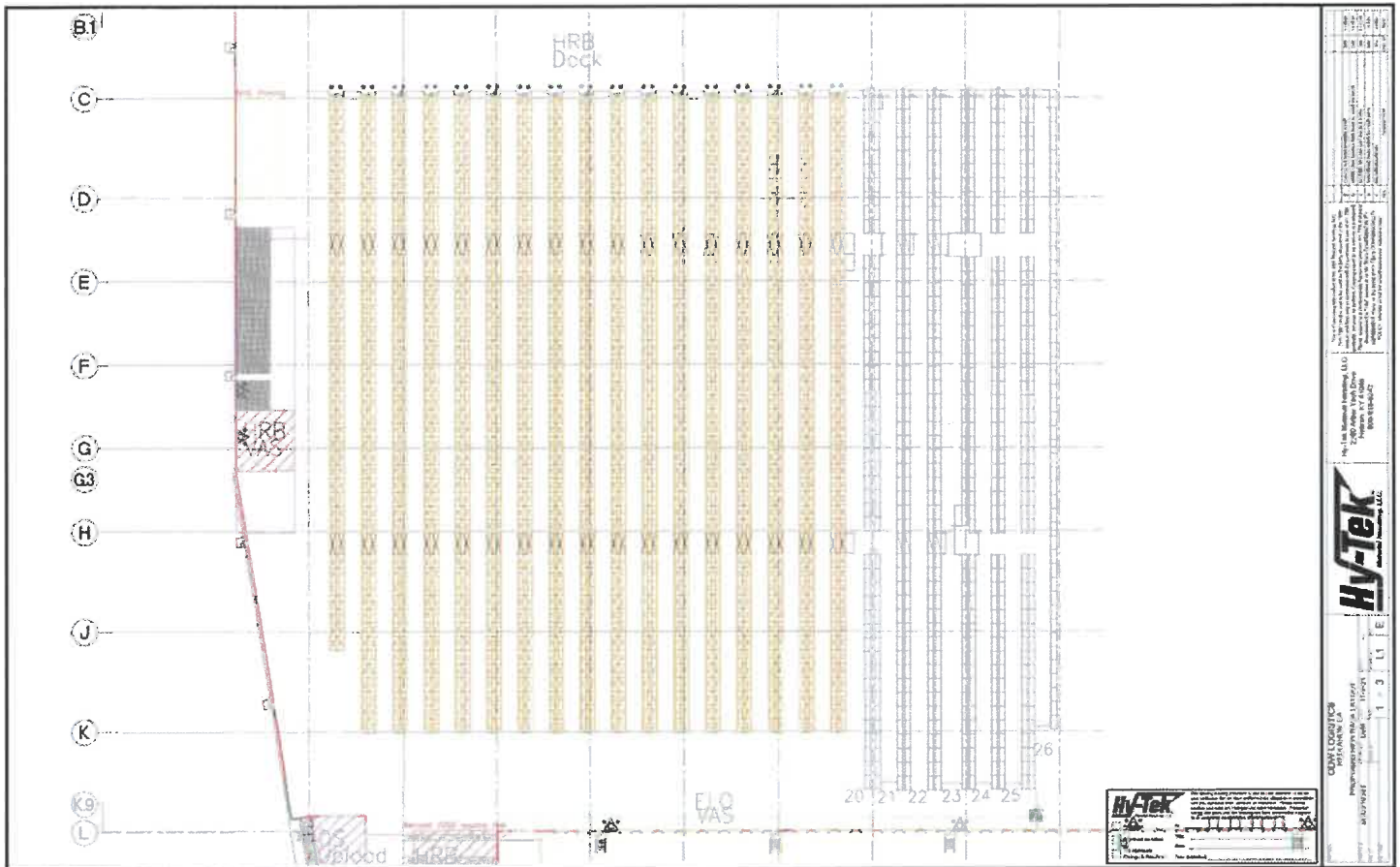
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RACKING PLAN



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