



## INTERCHANGE BUSINESS CENTER | DELIVERY Q2 2024

±94,108 SF For Lease

3524 Mike Daley Drive, San Bernardino



For more information, contact:

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Jones Lang LaSalle Brokerage, Inc. RE License #01856260

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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
- 2,000 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 and lights
Drive-in Doors	1 (12' x 15')
Sprinklers	ESFR

- BREEAM® Certified building
- LED Warehouse lighting
- 2 HVLS Fans

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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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