



CLARION PARTNERS

For Lease



310 S. Tippecanoe Avenue
San Bernardino, CA 92408

±224,990 Square Feet Available



BUILDING HIGHLIGHTS

- » Part of larger 539,980 SF premises
- » 30' Minimum clearance
- » ±4,282 SF of single story office
- » 33 – 9'x 10' Dock high loading doors
 - 32 with 35,000lb mechanical pit load levelers
- » 1 – 12' x 14' Ground level ramp loading door
- » 50' x 54' Typical bay spacing
- » LED motion sensor warehouse lighting
- » White scrim ceiling foil
- » ESFR fire sprinkler system (K17 @ 52 PSI)
- » 180' Fully secured truck court area
- » ±36 Additional trailer storage positions
- » ±123 Auto parking spaces
- » 800 Amp, 277/480 3 phase, 4 wire volt power (*)
- » Dual street frontage via Mill St & Tippecanoe Ave
- » Immediate access to the I-10, I-215 and 210 freeways
- » Entrance with signalized intersection at Mill St & South Second Ave

* Power to be verified





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* All trailer and parking spaces, and number of, are approximate and to be verified. Site and Office plan dimensions are not to scale. All site and building dimensions are approximate.

■ DH door with dock lock, light/fan combo, red/green light & dock seal

◻ DH door with dock lock, light/fan combo & red/green light

◻ DH door with light/fan combo, red/green light & dock seal

◻ DH door with dock lock & red/green light

◻ DH door with light/fan combo & red/green light

◻ DH door with no equipment



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Main Office - ±4,282 SF

Located at the southeast corner

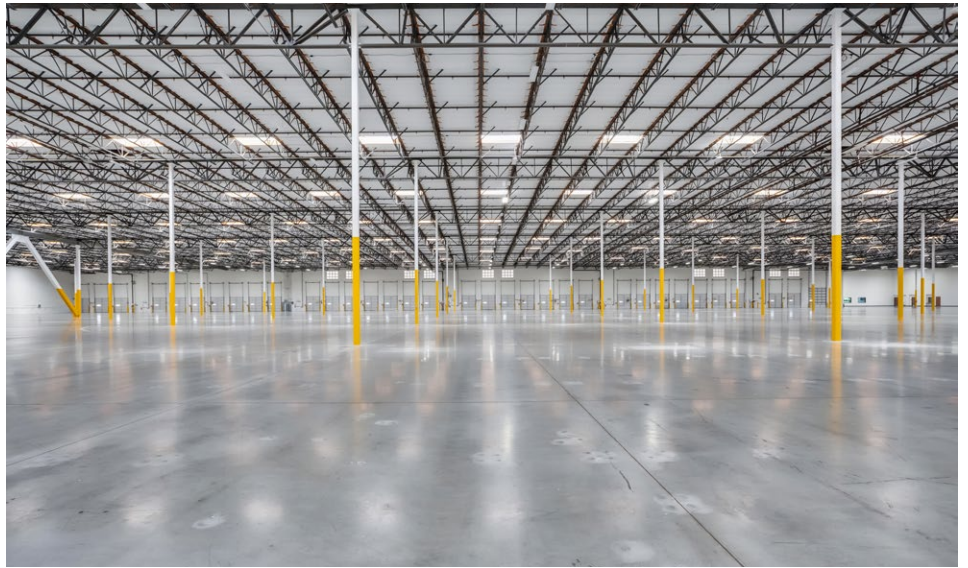


* The above office layouts are not to scale with the office square footages being approximate and to be verified.



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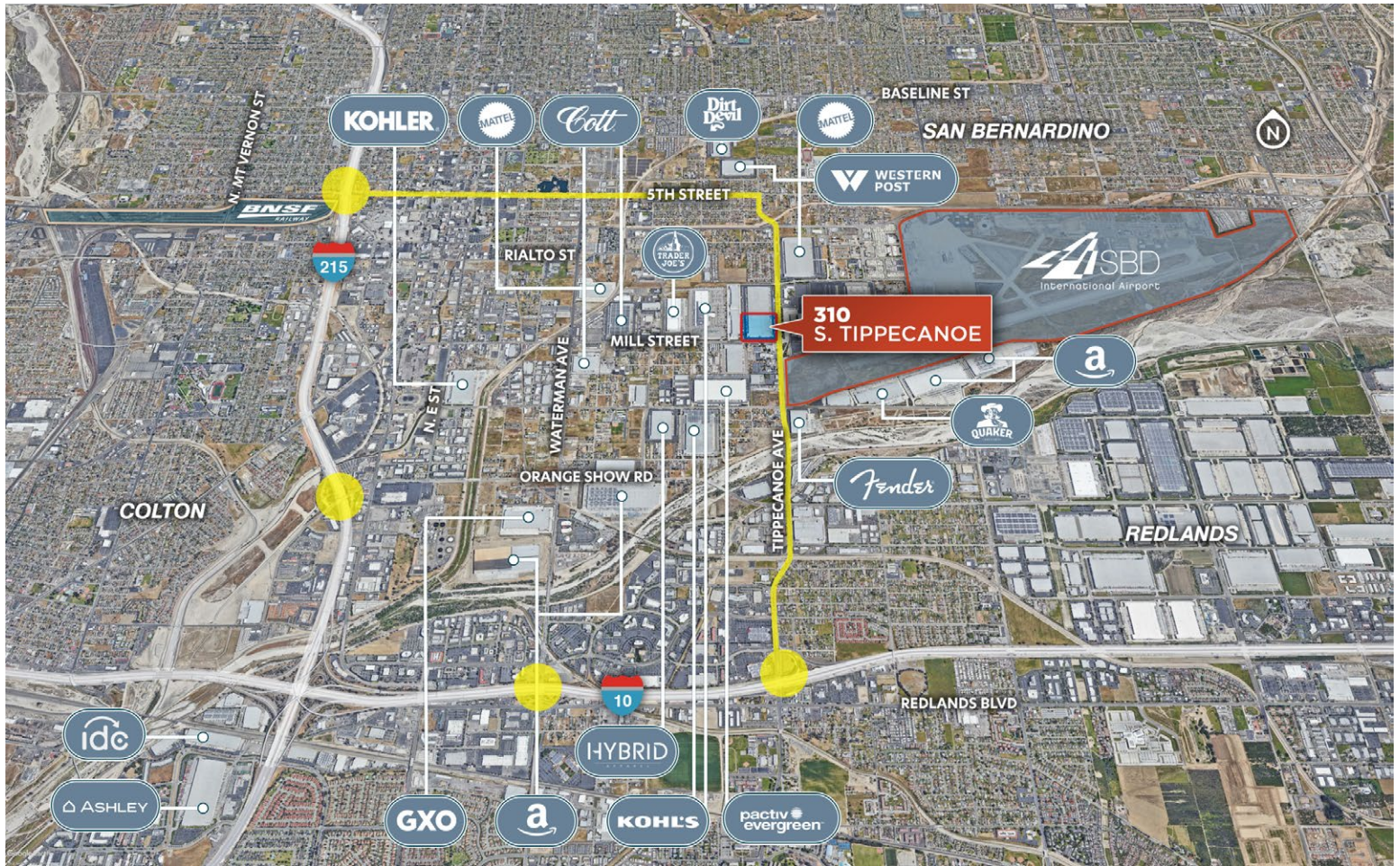
310 S. Tippecanoe Avenue





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LOCATION HIGHLIGHTS



1 mile
to San Bernardino
International Airport



9 miles
to UP Intermodal Yard -
Colton



75 miles
to Ports of Los Angeles
and Long Beach



5 miles
to BNSF Intermodal Yard -
San Bernardino



21 miles
to Ontario
International Airport



77 miles
to Los Angeles
International Airport

** All distances reflected above are approximate*



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