Available for Sale or Lease

TRI CITY INDUSTRIAL COMPLEX

1445 S. Tippecanoe Avenue | San Bernardino, CA

±138,851 SF Building 1 - Suite B



Kyle Kehner

Managing Director +1 909 942 4645 kyle.kehner@cushwake.com Lic. # 01239566

Milo Lipson

Senior Director +1 909 942 4648 milo.lipson@cushwake.com Lic. # 01253614 Chuck Belden, SIOR

Executive Vice President +1 909 942 4640 chuck.belden@cushwake.com Lic. # 00844840

Ryan Velasquez

Senior Director +1 909 942 4673 ryan.velasquez@cushwake.com Lic. # 01347459

Tim Pimentel

Senior Director +1 909 942 4647 tim.pimentel@cushwake.com Lic. # 01421452





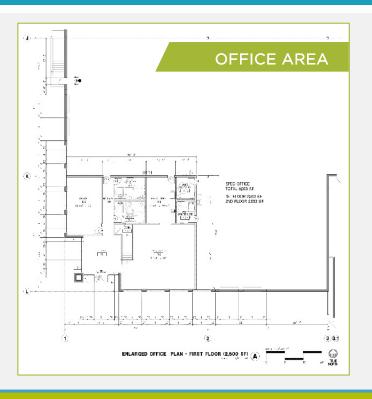


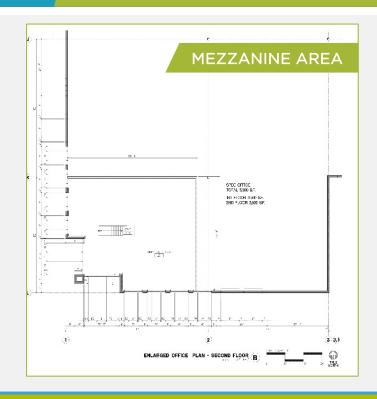


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http://www.tricityindustrialcomplex.com

Building Features:

- ±5,000 SF of Two-Story Office Space
- POL±344,249 SF
- 105 Car Parking Stalls
- 137' Concrete Truck Courts (Secured)
- 30 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 52' x 60' Typical Column Spacing
- 800 AMP 480/277 3P 4,000 AMP UGPS
- ESFR Fire Sprinkler System
- 32' Minimum Clear Height
- 2.5% Skylights
- Immediate Access to I-10 via Tippecanoe Ave. On/Off Ramp
- Corporate Neighbors: Amazon, Kohls, Pep Boys & Stater Brothers



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