

# Available for Sale or Lease

## TRI CITY INDUSTRIAL COMPLEX

1445 S. Tippecanoe Avenue | San Bernardino, CA

±138,851 SF  
Building 1 - Suite B

Available  
September 2018



<http://www.tricityindustrialcomplex.com>

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

**Chuck Belden, SIOR**  
Executive Vice President  
+1 909 942 4640  
chuck.belden@cushwake.com  
Lic. # 00844840

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

**Milo Lipson**  
Senior Director  
+1 909 942 4648  
milo.lipson@cushwake.com  
Lic. # 01253614

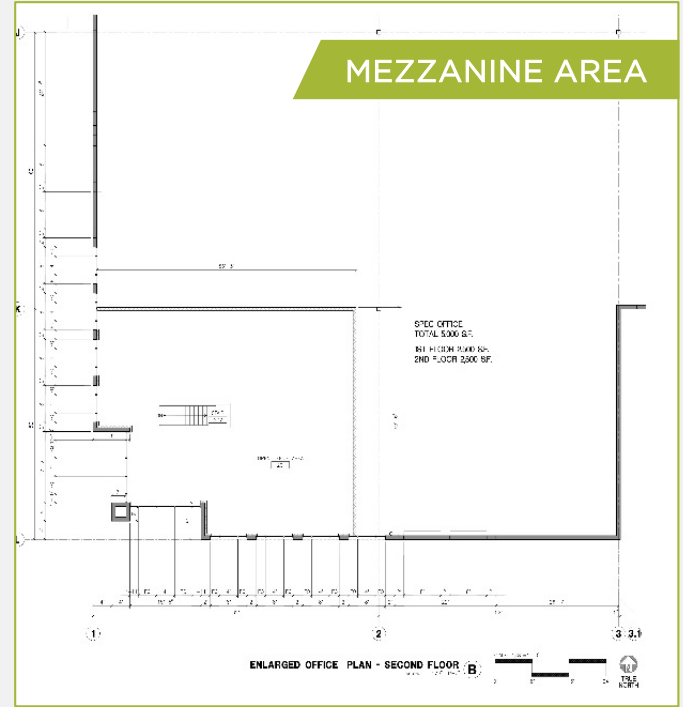
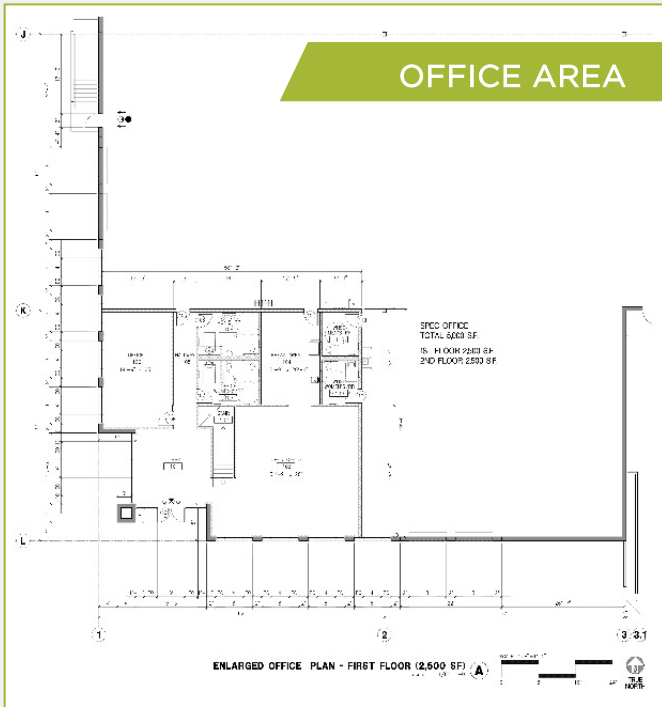
**Ryan Velasquez**  
Senior Director  
+1 909 942 4673  
ryan.velasquez@cushwake.com  
Lic. # 01347459



**CUSHMAN &  
WAKEFIELD**







<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

