

Available for Sale or Lease

TRI CITY INDUSTRIAL COMPLEX

1445 S. Tippecanoe Avenue | San Bernardino, CA

±344,249 SF
Freestanding Building #1



Professionally developed and managed by:

**ROCKEFELLER
GROUP**

Building Features:

- 5,000 SF of Two-Story Office Space
- 14.9 Acre Land Parcel
- 177 Car Parking Spaces
- Crossdock Loading
- 185' & 137' Concrete Truck Courts (Secured)
- 45 Additional Trailer Parking Stalls
- 60 Dock High Loading Doors | 3 Ground Level Loading Doors
- 52' x 60' Typical Column Spacing
- 2,000 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



<http://www.tricityindustrialcomplex.com>

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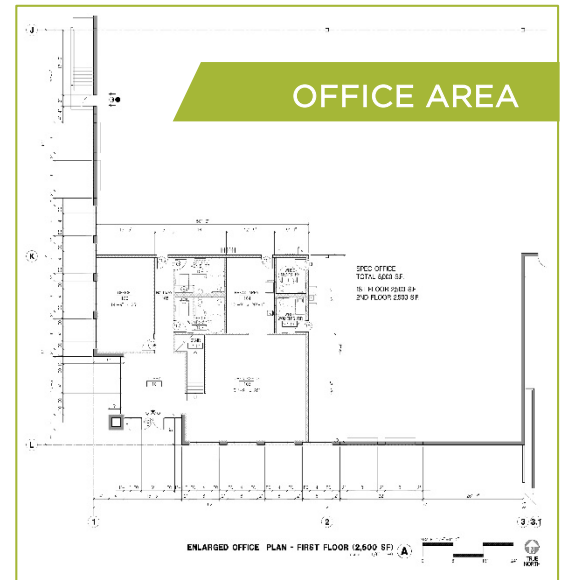
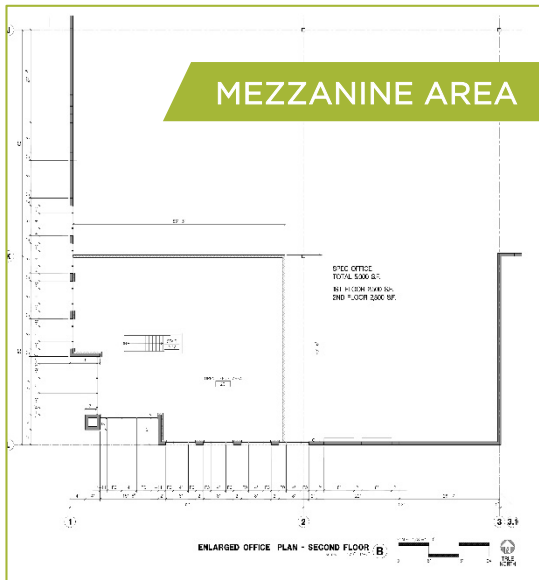
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