

NEWLY REFURBISHED INDUSTRIAL BUILDING

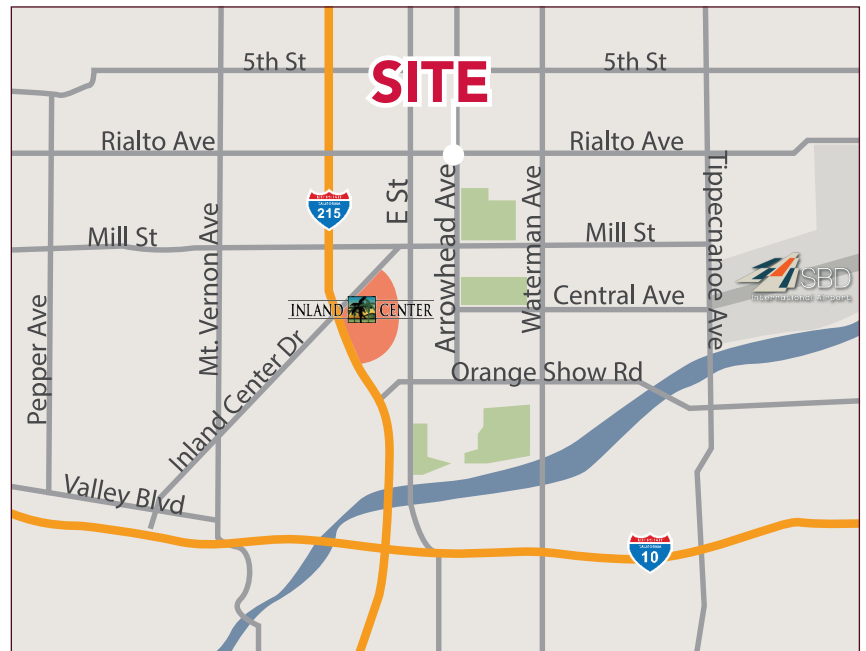
±8,000 SF WITH ±2,000 SF OFFICE AND ±6,000 SF WAREHOUSE

170 S. Arrowhead Ave. San Bernardino, CA 92408



PROPERTY HIGHLIGHTS:

- ±6,000 SF warehouse
- ±2,000 SF of office
- 2 restrooms
- 600 Amp 3 phase, 3 wire, 240 Volt and a 400 Amp, 3 phase, 3 wire 240 Volt switchgear system (two meters)
- 14 ft ceiling height clearance
- Two 10 ft by 12 ft ground level roll up doors



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PROPOSED EXTERIOR BUILDING IMPROVEMENTS



01 EAST ELEVATION
SCALE: 3/16" = 1'-0"



02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



03 WEST ELEVATION
SCALE: 3/16" = 1'-0"



04 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

* CONCEPTUAL EXTERIOR ELEVATION



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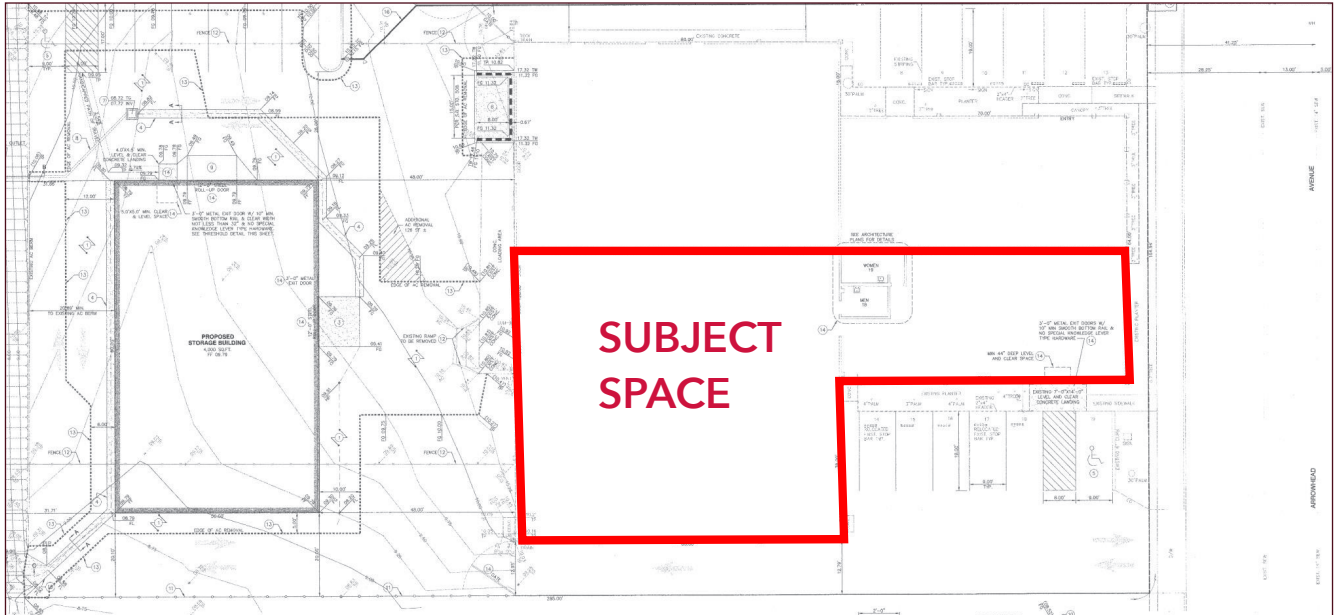
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. -Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055

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SITE PLAN



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AERIAL



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