

Available for Sale or Lease

TRI CITY INDUSTRIAL COMPLEX

1385 S. Tippecanoe Avenue | San Bernardino, CA

±81,286 SF

Freestanding Building #2



BUILDING 1

BUILDING 2

Professionally developed and managed by:

**ROCKEFELLER
GROUP**

Building Features

- 4,000 SF of Two-Story Office Space
- 3.79 Net Acre Land Parcel
- 56 Car Parking Spaces
- Divisible Configuration
- 140' Secured Concrete Truck Court
- 13 Dock High Loading Doors
- 2 Ground Level Loading Doors
- 800 AMP 480/277 Service, 2,000 AMP UGPS
- 32' Minimum Clear Height
- ESFR Fire Sprinkler System
- 2.5% Skylights
- Immediate Access to I-10 via Tippecanoe Ave. On/Off Ramp
- Corporate Neighbors: Amazon, Kohls, Pep Boys, Stater Brothers, Pepsico, Mattel & Ashley Furniture



<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



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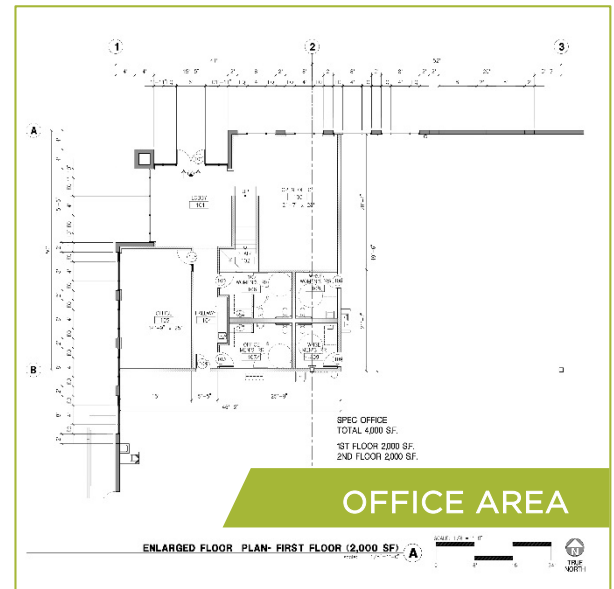
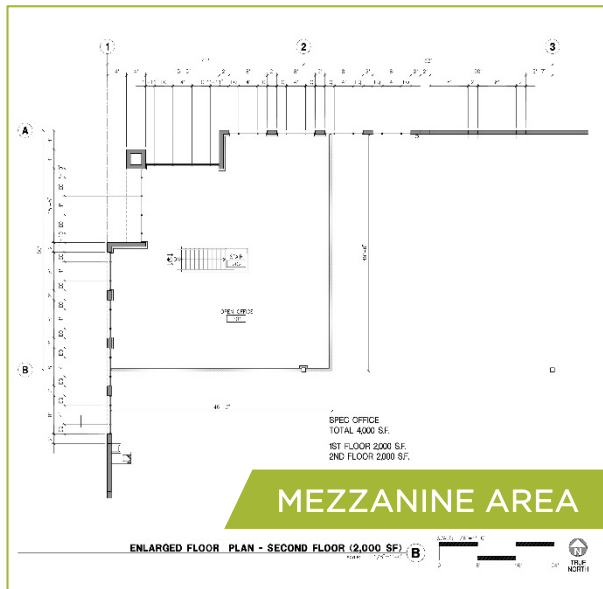
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To
I-10
FREEWAY



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