

FOR LEASE REALTERM - SAN BERNARDINO

2765lexington.com | 2765 Lexington Way | San Bernardino, CA

REALTERM



CONSTRUCTION UNDERWAY!

HIGH FLOW THROUGH (HFT) LOGISTICS BUILDING

HIGHLIGHTS

- Immediate Access to 215 Freeway
- Active BNSF Rail
- 2-Sided Loading
- Excess Land
- Abundant Trailer & Auto Parking
- Paved, Lit and Secured



BUILDING SIZE

±127,200 SF



LAND SIZE

18.34 ACRES

Includes ±4.05-Acre Solar Farm



REPOSITION DELIVERY DATE

Q3 2024

SPENCER CASEMENT

Principal
scasement@lee-associates.com
562-568-2045

JEFF HUBERMAN

SIOR, Principal
jhuberman@lee-associates.com
562-568-2024

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY

CHARACTERISTICS

- 34 Dock-High Doors
- 3 Ground-Level Doors
- 66 Trailer Positions (Expandable)
- Active BNSF Rail
- $\pm 6,360$ SF Office
- 152 Employee Parking Spaces
- 3000 Amps of Power
- 18'-20' Clear Height Range
- 6 EV Charging Stations
(Infrastructure in Place for an
Additional 19 EV Charging Stations)



NORTH VIEW

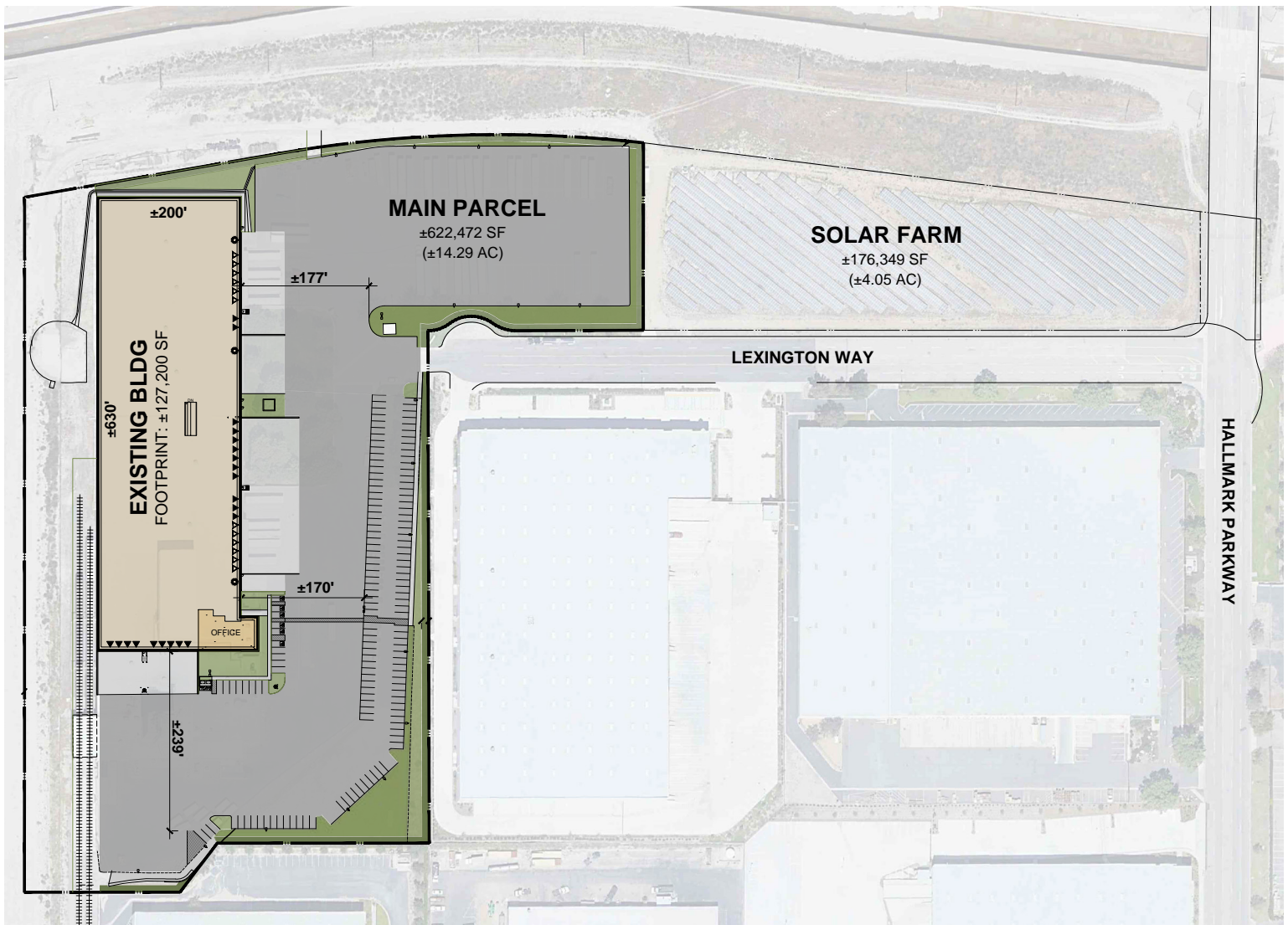


SOUTH VIEW

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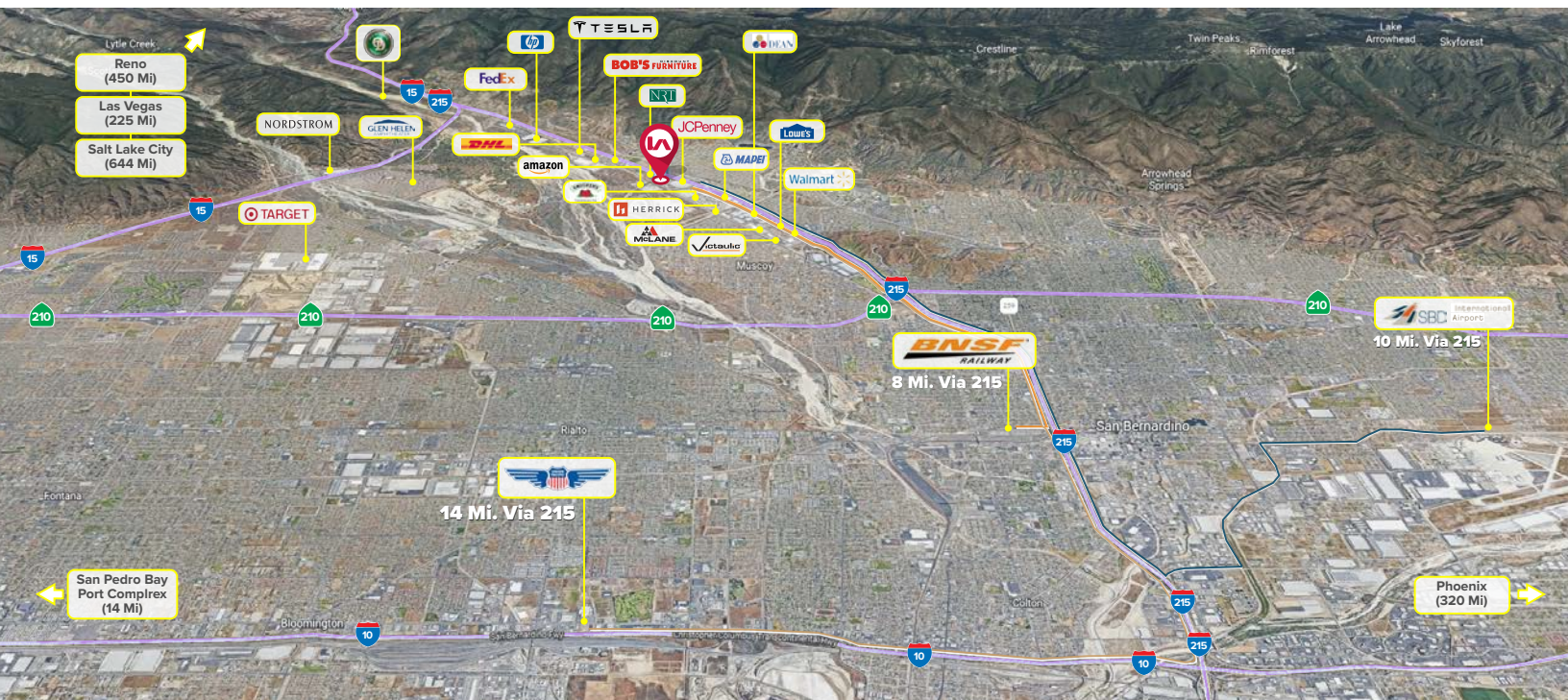
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- **Exceptional Flow**
2-Sided Loading and Wide Turning Radius
- **Abundant Parking:**
Potential to Expand Yard
- **Secure Access:**
Gate with Guard Shack Located on Cu-de-sac



DISTANCE MAP & CORP. NEIGHBORS

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