

# REALTERM SAN BERNARDINO

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

REALTERM



## HIGH FLOW THROUGH (HFT) LOGISTICS BUILDING

**SHORT-TERM & LONG TERM  
OPPORTUNITY**

### HIGHLIGHTS

- Drive-In / Drive-Out
- Twelve (12) Dock-High Doors (Expandable)
- Minimum of Fifty-Eight (58) Existing Trailer Positions
- Potential For Over 300+ Trailer Positions
- Active BNSF Rail
- Drive-In/ Drive-Out
- ±1,600 SF Office
- Immediate Access to the 215 Freeway
- ±6 Acres of Secured Parking
- 3000 Amps of Power
- 18'-20' Clear Height Range
- See Page 4 for Concepts of Significant Repositioning Plans

### USER TYPES

- Transload
- Last Mile Delivery
- Fleet
- Parcel Delivery

### BUILDING SIZE

**±160,196 SF**

Multiple Configurations Possible

### LAND SIZE

**18.34 ACRES**

### DELIVERY DATE

**OCTOBER 1, 2022**

#### SPENCER CASEMENT

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## BUILDING

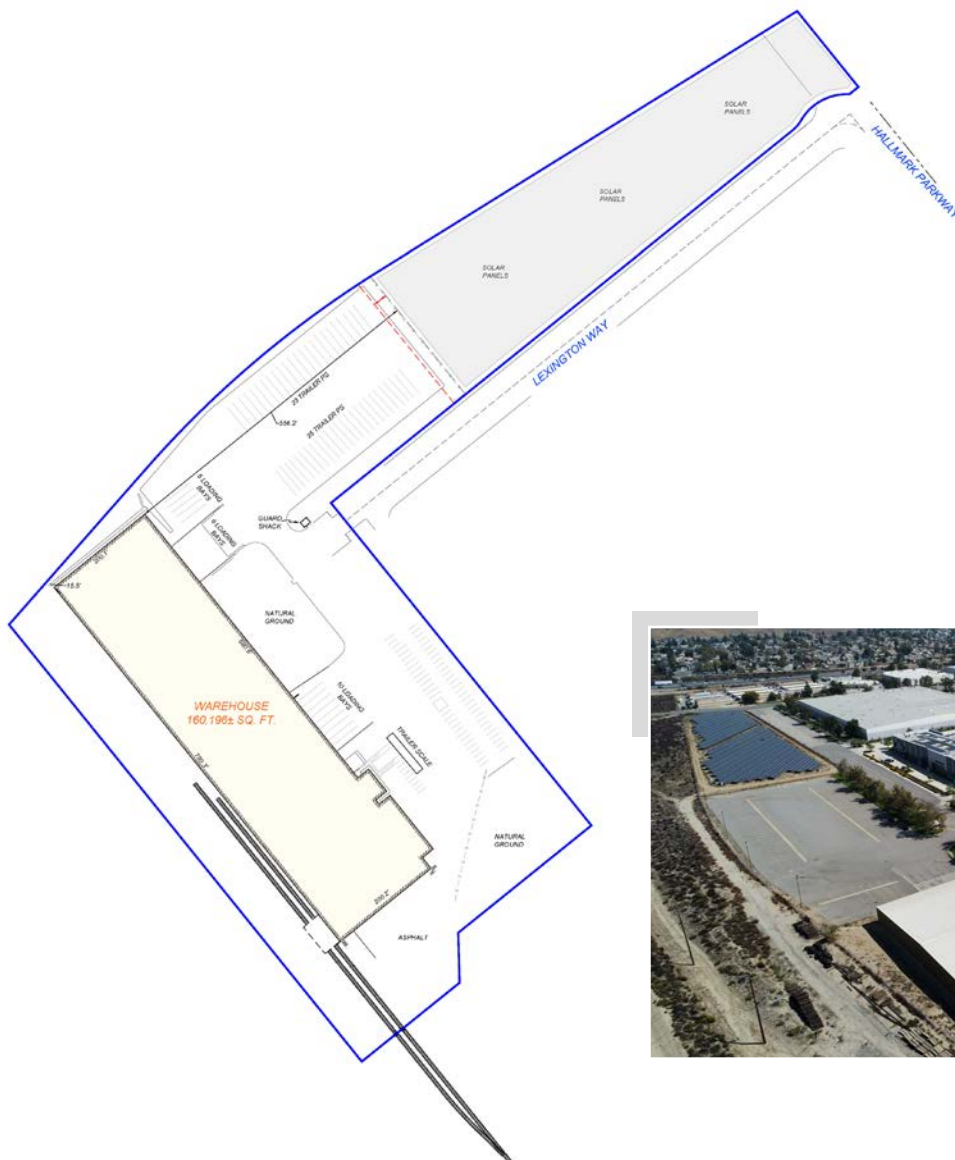
### CHARACTERISTICS

- ±160,196 SF Industrial Building on an 18.34 Acre Lot
- Twelve (12) Dock-High Doors (Expandable)
- Potential For Over 300+ Trailer Positions
- ±1,600 SF Office

## ENHANCED

### FEATURES

- Immediate Access to the 215 Freeway
- Active BNSF Rail





# DISTANCE MAP & CORP. NEIGHBORS

REALTERM

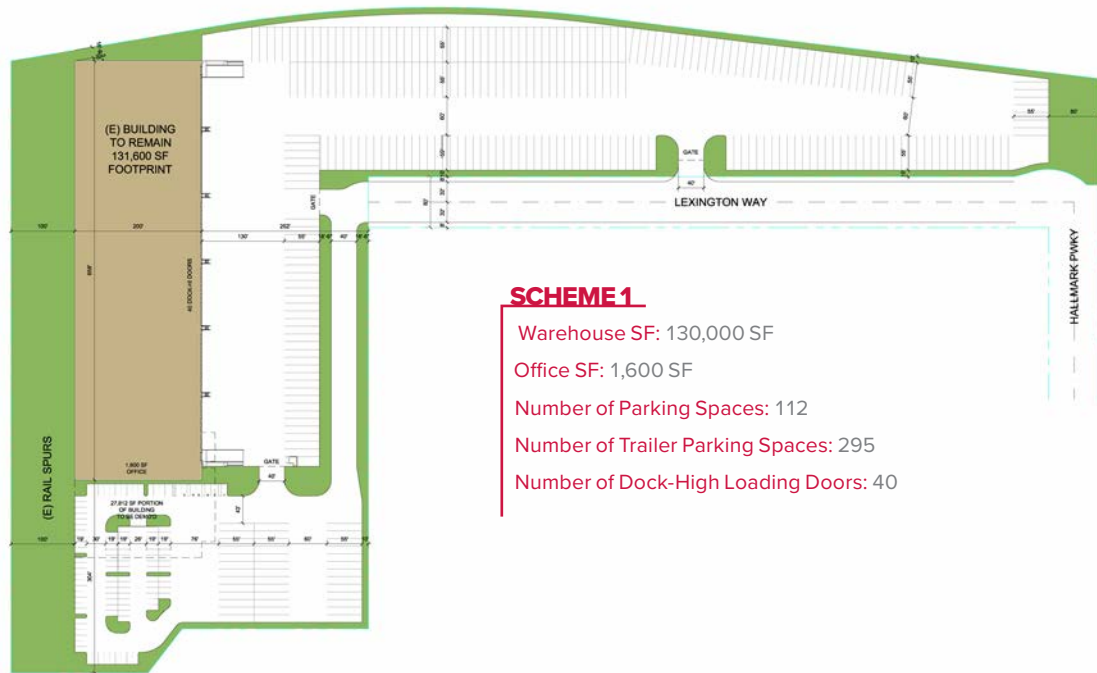


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## SCHEME 1

Warehouse SF: 130,000 SF

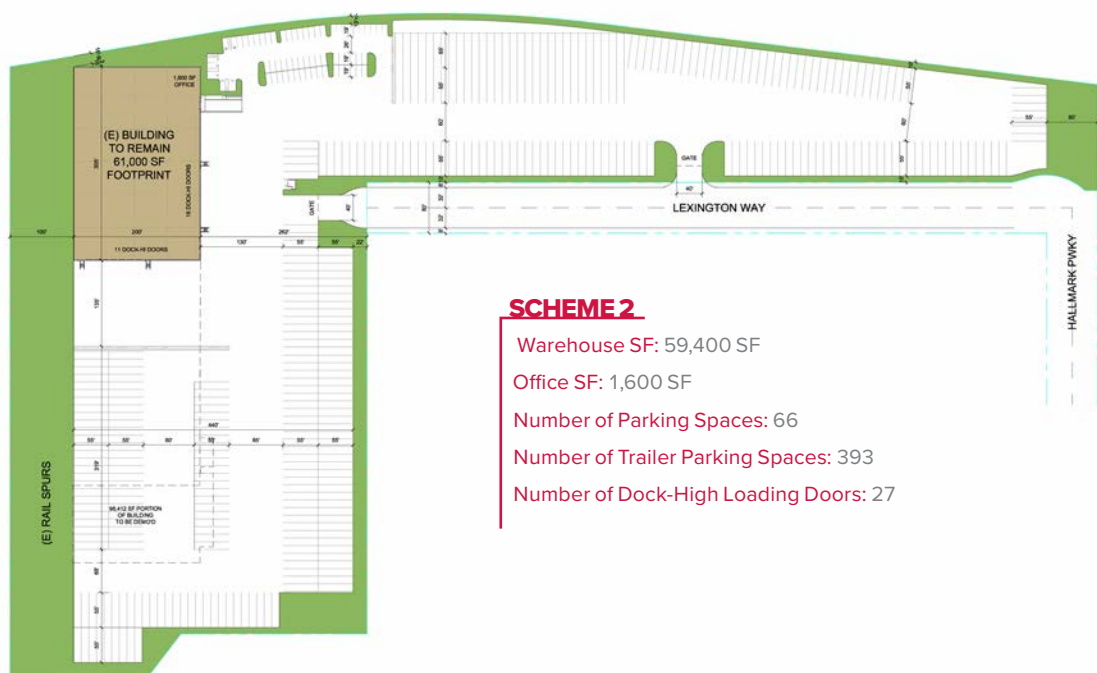
Office SF: 1,600 SF

Number of Parking Spaces: 112

Number of Trailer Parking Spaces: 295

Number of Dock-High Loading Doors: 40

A CONCEPTUAL SITE PLAN  
SCALE: 1" = 80'



## SCHEME 2

Warehouse SF: 59,400 SF

Office SF: 1,600 SF

Number of Parking Spaces: 66

Number of Trailer Parking Spaces: 393

Number of Dock-High Loading Doors: 27

A CONCEPTUAL SITE PLAN  
SCALE: 1" = 80'