

REALTERM SAN BERNARDINO

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

REALTERM



HIGH FLOW THROUGH (HFT) LOGISTICS BUILDING

PARTIAL OCCUPANCY NOW!

HIGHLIGHTS

- Drive-In / Drive-Out
- 34 Dock-High Doors
- 5 Ground-Level Doors
- 66 Trailer Positions (Expandable)
- Active BNSF Rail
- ±6,360 SF Office
- 152 Employee Parking Spaces
- Immediate Access to the 215 Freeway
- 3000 Amps of Power
- 18'-20' Clear Height Range

USER TYPES

- Transload
- Last Mile Delivery
- Fleet
- Parcel Delivery

BUILDING SIZE

±127,200 SF

Multiple Configurations Possible

LAND SIZE

18.34 ACRES

Includes 4.05-Acre Solar Farm

REPOSITION DELIVERY DATE

2024 Q2

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

BUILDING

CHARACTERISTICS

Warehouse SF: ±127,200 SF

Office SF: 6,360 SF

Number of Parking Spaces: 152

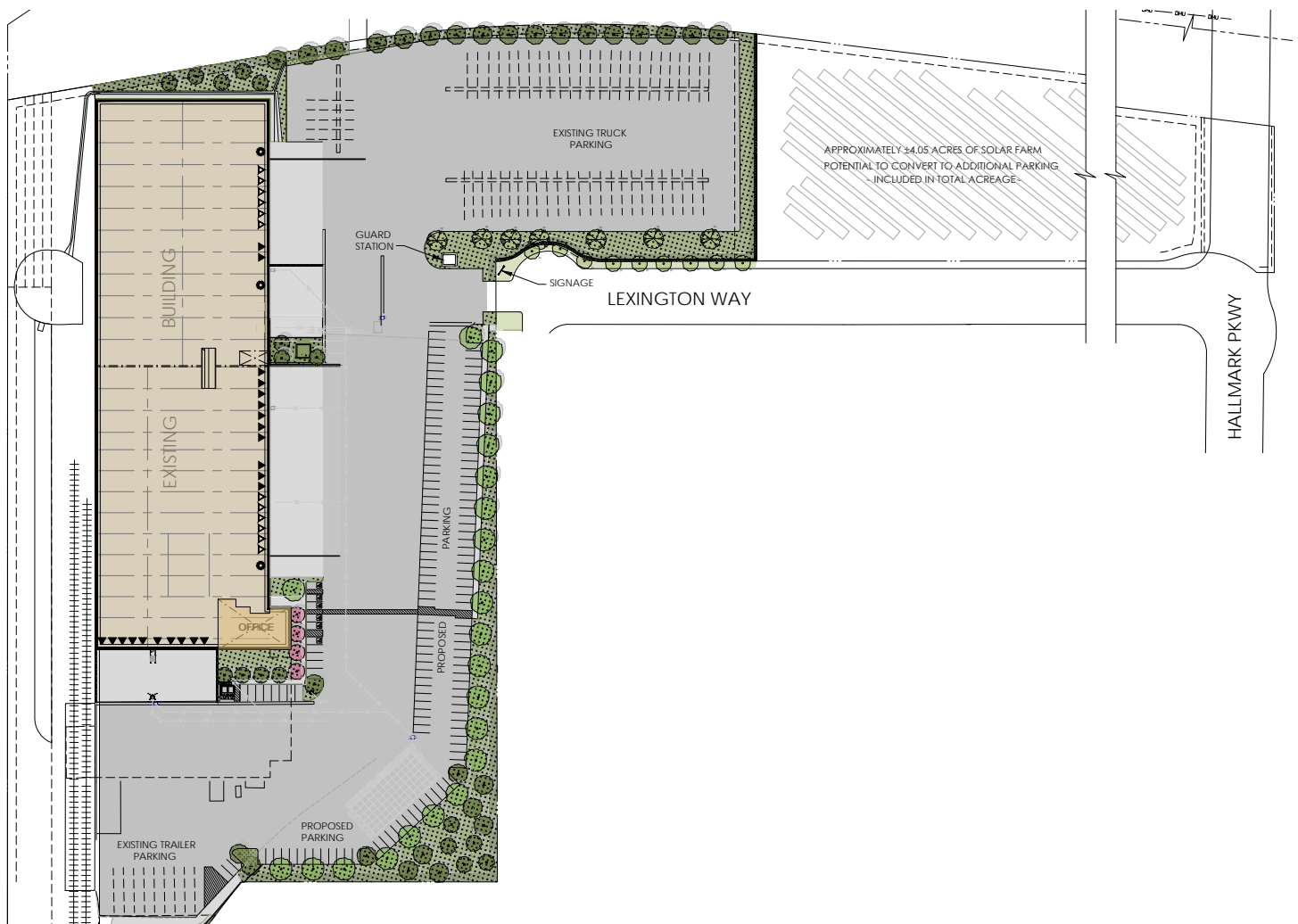
Number of Trailer Parking Spaces: 66

Number of Dock-High Loading Doors: 34

BUILDING

FEATURES

- ±4.05 Acre Solar Farm
- Two-sided loading
- Superior flow and turning radius
- Immediate access to the 215 Freeway
- Active BNSF Rail





NORTH VIEW



SOUTH VIEW



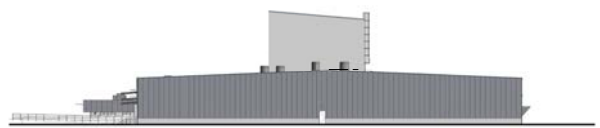
WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION

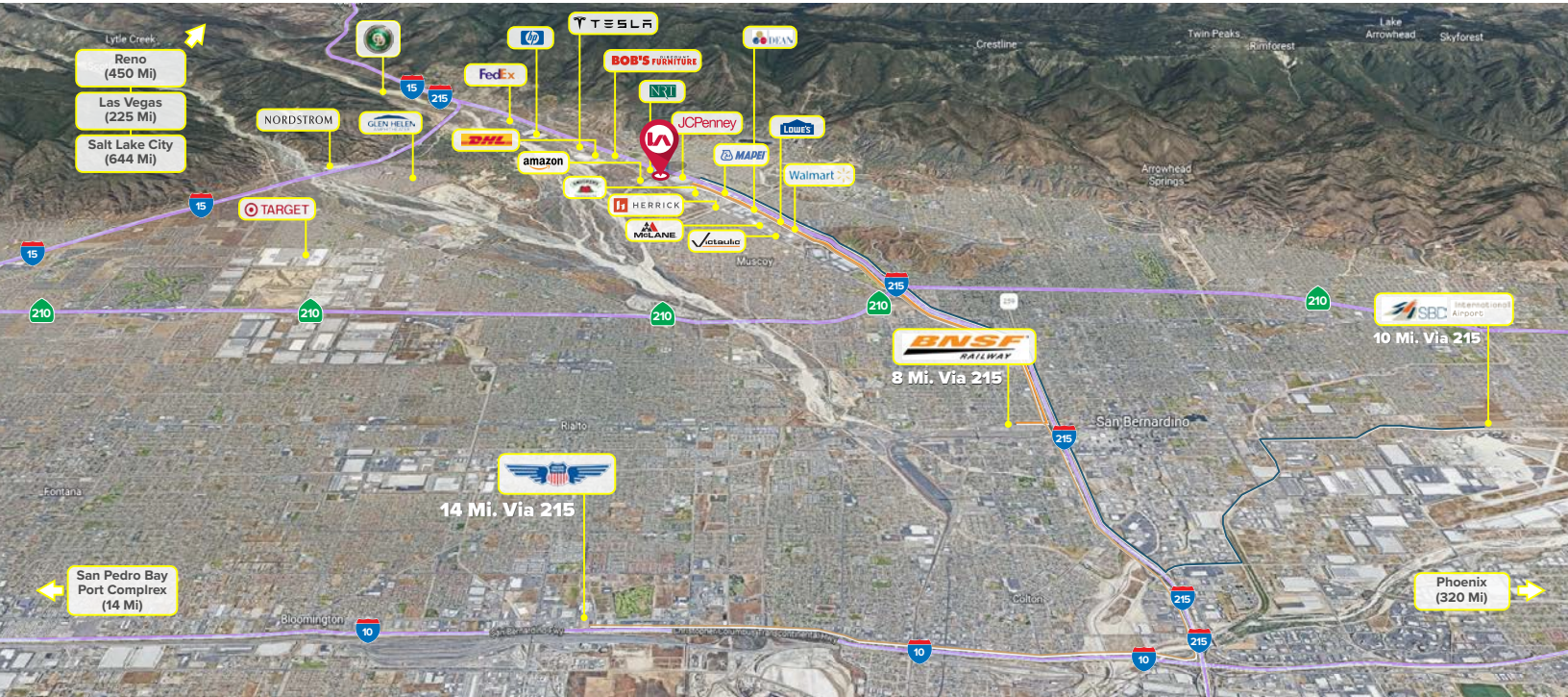


NORTH EXTERIOR ELEVATION



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