

INDUSTRIAL | FOR LEASE

939 S. INLAND CENTER DRIVE

SAN BERNARDINO, CA 92408

AVAILABLE NOW

±101,235 SF

TOTAL SQUARE FEET



32'

Clear Height

95,235 SF

Warehouse

6,000 SF

Future Office

5.24 AC

Site Area

89

Parking Stalls

BUILDING FEATURES

- **32' Clear Height**
- **New Concrete** Tilt-Up Construction
- **ESFR Fire Sprinkler** (NFPA 13 & 24)
- **Construction Type:** III-B | **Occupancy:** B / S-1
- **Unlimited Building Area** (CBC 507)
- **PV & Battery Storage** Ready

SITE FEATURES

- **5.24-Acre** Industrial Light Zoned Site
- **89 Parking Stalls** Provided (82 Required)
- **16 EV/EV Capable** Charging Stalls
- **Concrete Screen Walls**, Fencing & Gates
- **Full Landscaping** & Irrigation
- **No Flood Zone** (FEMA Designated)

TILT-UP

Concrete Construction

DOCK HIGH

Distribution Ready

EV READY

16 EV Stalls

IE MARKET

San Bernardino, CA

FOR MORE INFORMATION, PLEASE CONTACT:



CRAIG YOCUM
951.276.3625 // DRE#: 00942165
CYOCUM@LEE-ASSOCIATES.COM

ALEXEY ZABOLOTSKIKH
951.276.3606 // DRE#: 01428540
ALEX@LEERIVERSIDE.COM

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



EXCLUSIVELY LISTED BY: **Industrial Inland Empire Team** Commercial Real Estate | Industrial Specialists

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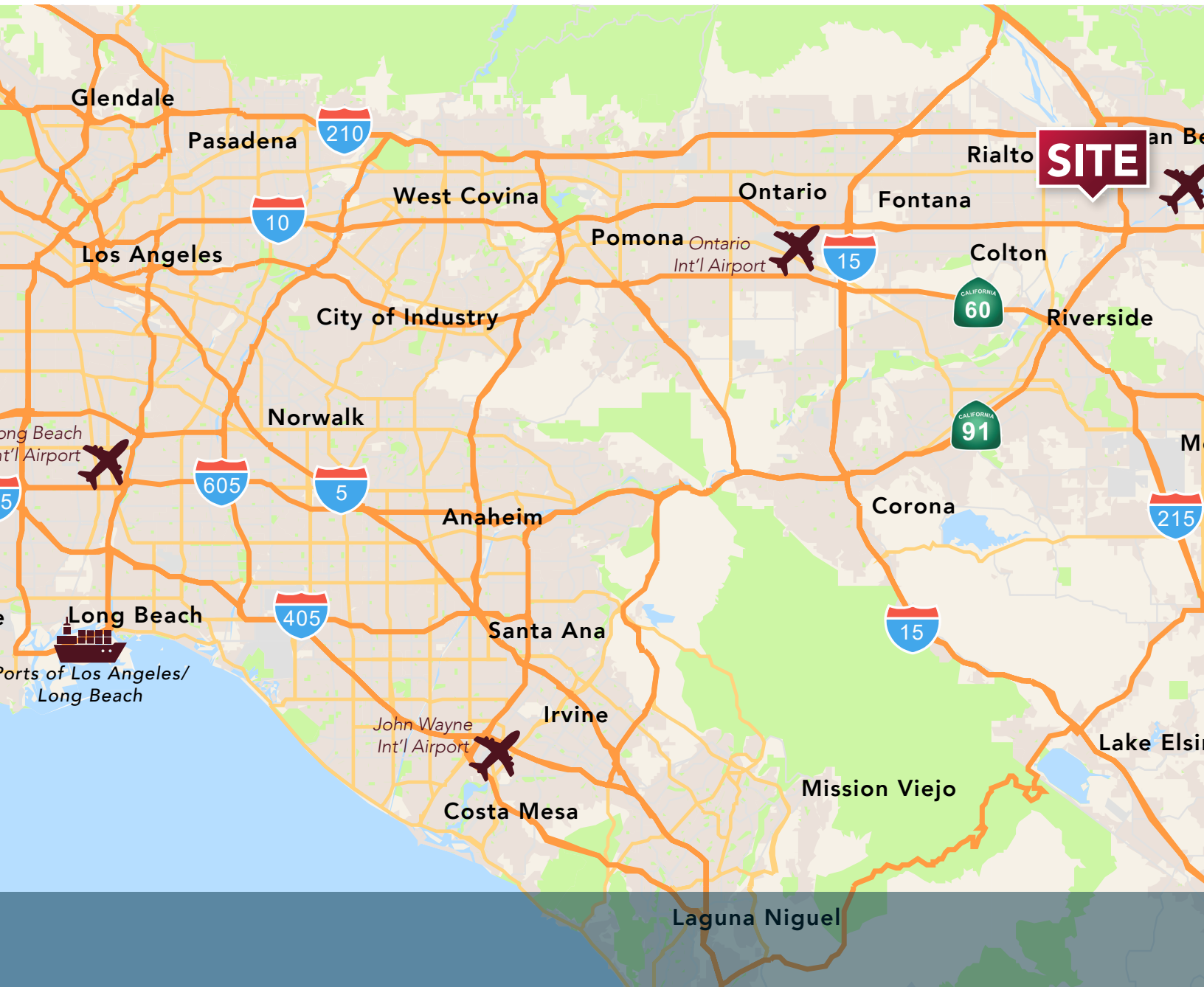
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0.2 MILES

to the 215 Freeway

1.7 MILES

to the 10 Freeway

18.2 MILES

to Ontario Airport

73.9 MILES

to LAX

72.2 MILES

to Port of Long Beach

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