

# For Sublease ±2,132 SF, Industrial/Flex Space Available in San Bernardino



## 720 E Carnegie Dr. Unit 240, San Bernardino

Space Size: +/- 2,132 SF

Can be used as Creative office space, Tenant controlled HVAC

Reception, (1) Private office, (1) Restroom, Open area (warehouse), (1) Ground level door

Term: Sublease through 6/30/2026

Rate: \$1.5/SF/Mo, Modified Gross, CAM fee: \$0.155/SF/Mo

Zoning: CR-3

Located within the prestigious Tri-City corporate centre, conveniently located adjacent to 10 and 215 freeways

Sublease space available from current tenant

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