

INDUSTRIAL | FOR LEASE

±101,235 TOTAL SF | DIVISIBLE TO ±50,617 SF

939 S. INLAND CENTER DRIVE

SAN BERNARDINO, CA 92408

ESTIMATED
COMPLETION
JUNE 2026



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**
- **12 Dock High Doors**
- **2 Ramp Doors**
- **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

- **June 2026** Estimated Completion
- **50,617** Divisible SF
- **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:



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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

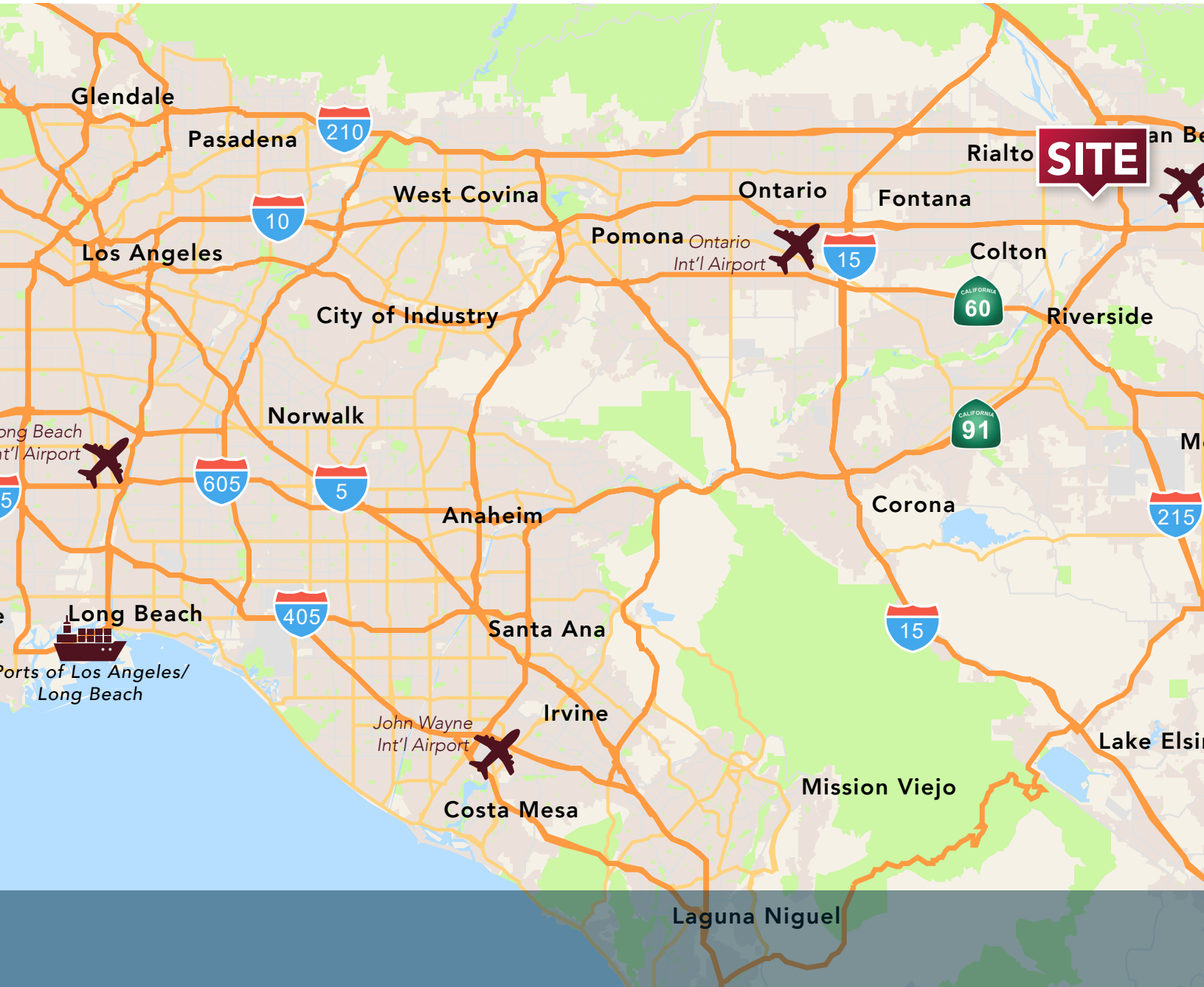
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**ESTIMATED
COMPLETION
JUNE 2026**



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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