

# REALTERM

# FOR LEASE REALTERM - SAN BERNARDINO

2765 Lexington Way | San Bernardino, CA

## HIGH FLOW THROUGH (HFT) | LOGISTICS BUILDING



# MAJOR RENOVATION



BUILDING SIZE  
**±129,850 SF**



LAND SIZE  
**18.34 ACRES**  
Includes ±4.05-Acre Additional Yard



REPOSITION DELIVERY DATE  
**Immediate Occupancy**

## HIGHLIGHTS

- ▶ Abundant Truck & Trailer Parking
- ▶ 3000 Amps of Power
- ▶ New ESFR Sprinkler System
- ▶ 2-Sided Loading
- ▶ New LED Lighting
- ▶ Active BNSF Rail Service
- ▶ Truck Scale



[2765Lexington.com](https://2765Lexington.com)



[Video Tour](#)

### SPENCER CASEMENT

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### JEFF HUBERMAN

SIOR, Principal  
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562-568-2024



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## HIGHLIGHTS



## PROPERTY CHARACTERISTICS



- ▶ 34 Dock-High Doors
- ▶ 3 Ground-Level Doors
- ▶ 48 Trailer Positions (Expandable)
- ▶ ±6,360 SF Office
- ▶ 152 Employee Parking Spaces
- ▶ 18'-20' Clear Height Range
- ▶ 6 EV Charging Stations  
(Infrastructure in Place for an  
Additional 19 EV Charging Stations)

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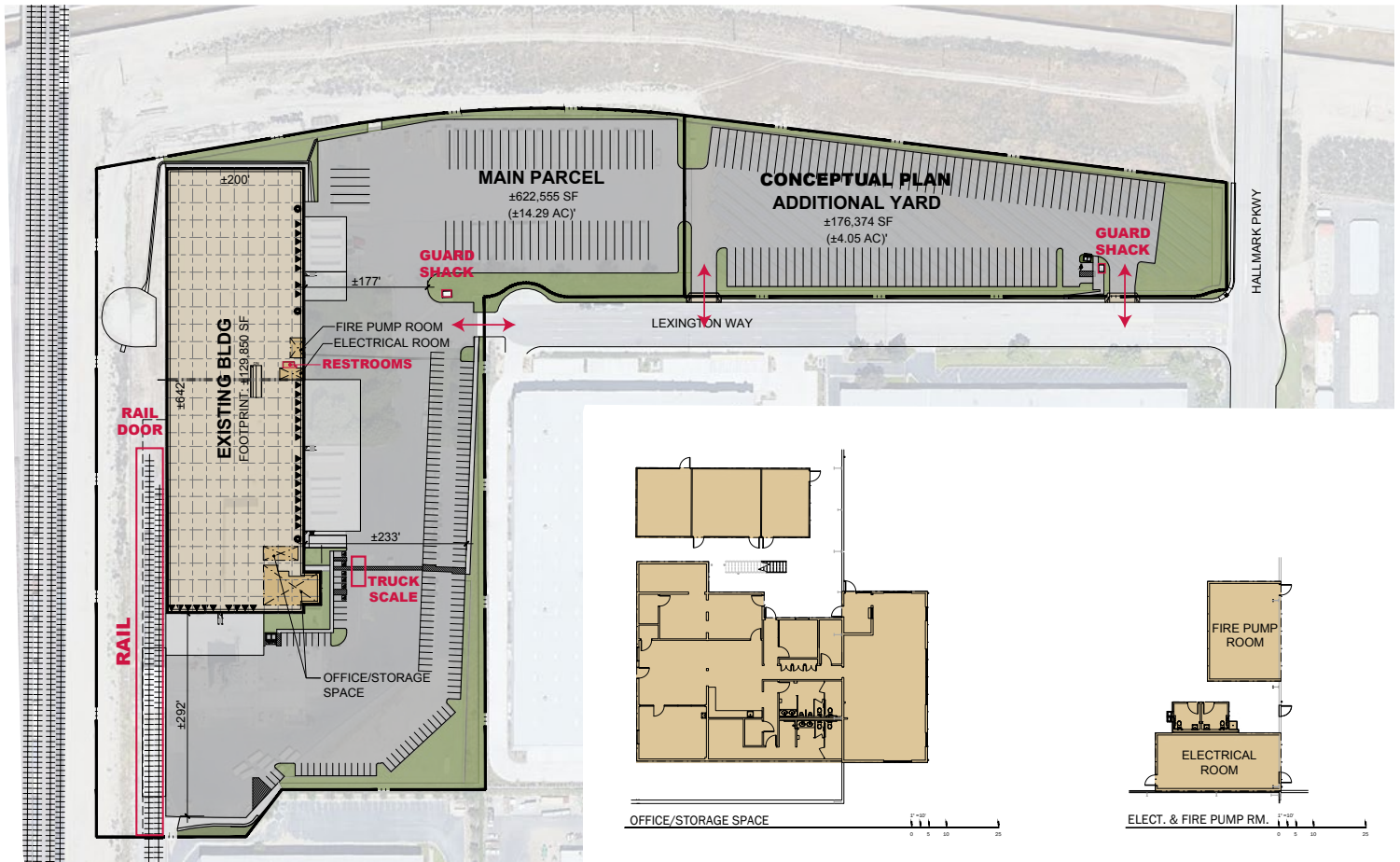
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# SITE PLAN



## AREA HIGHLIGHTS

- ▶ **Exceptional Flow**  
2-Sided Loading and Wide Turning Radius
- ▶ **Abundant Parking**  
Potential to Expand Yard
- ▶ **Secure Access**  
Gate with Guard Shack Located on Cul-de-sac



## OFFICE PHOTOS



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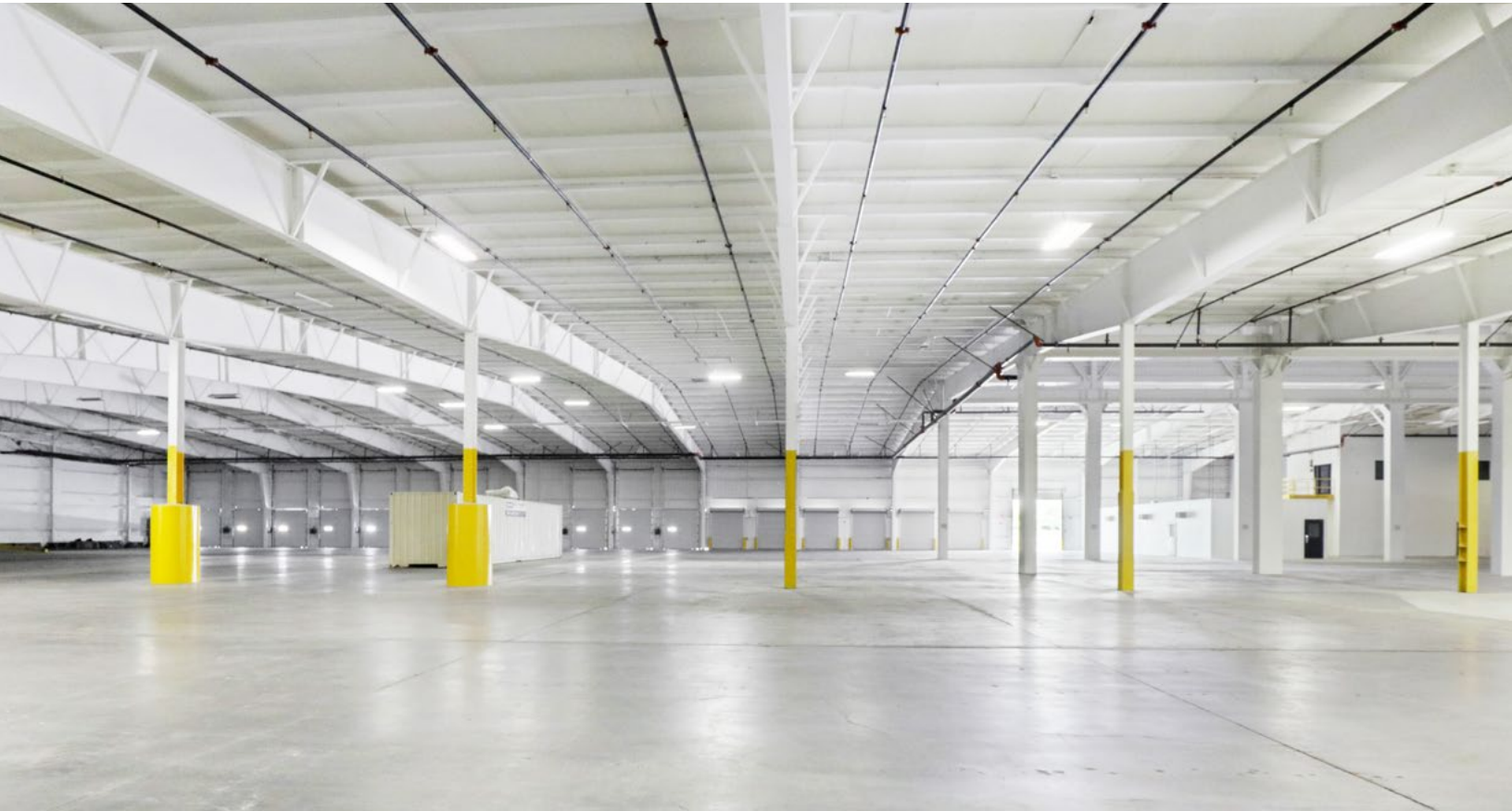
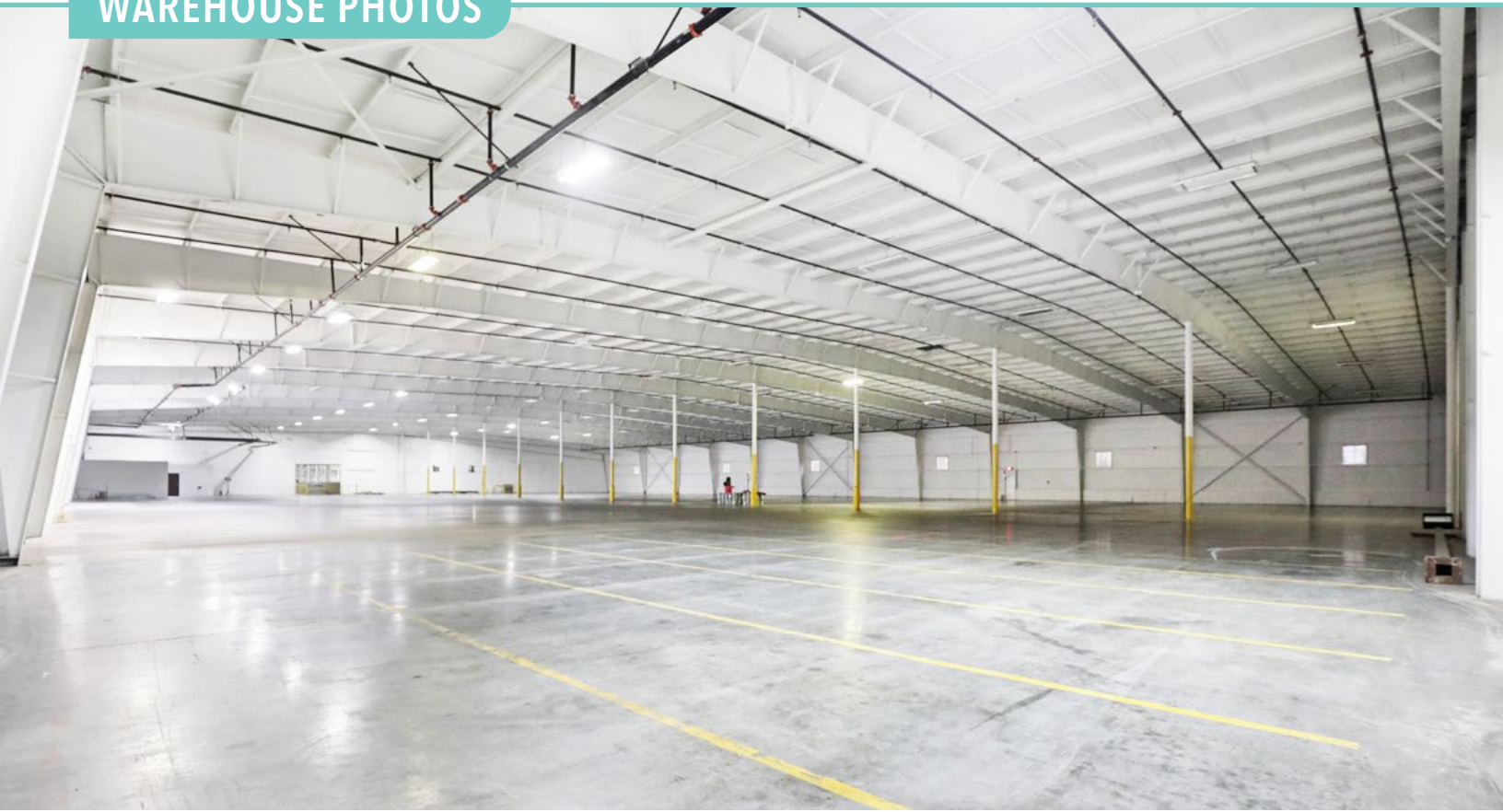
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## WAREHOUSE PHOTOS



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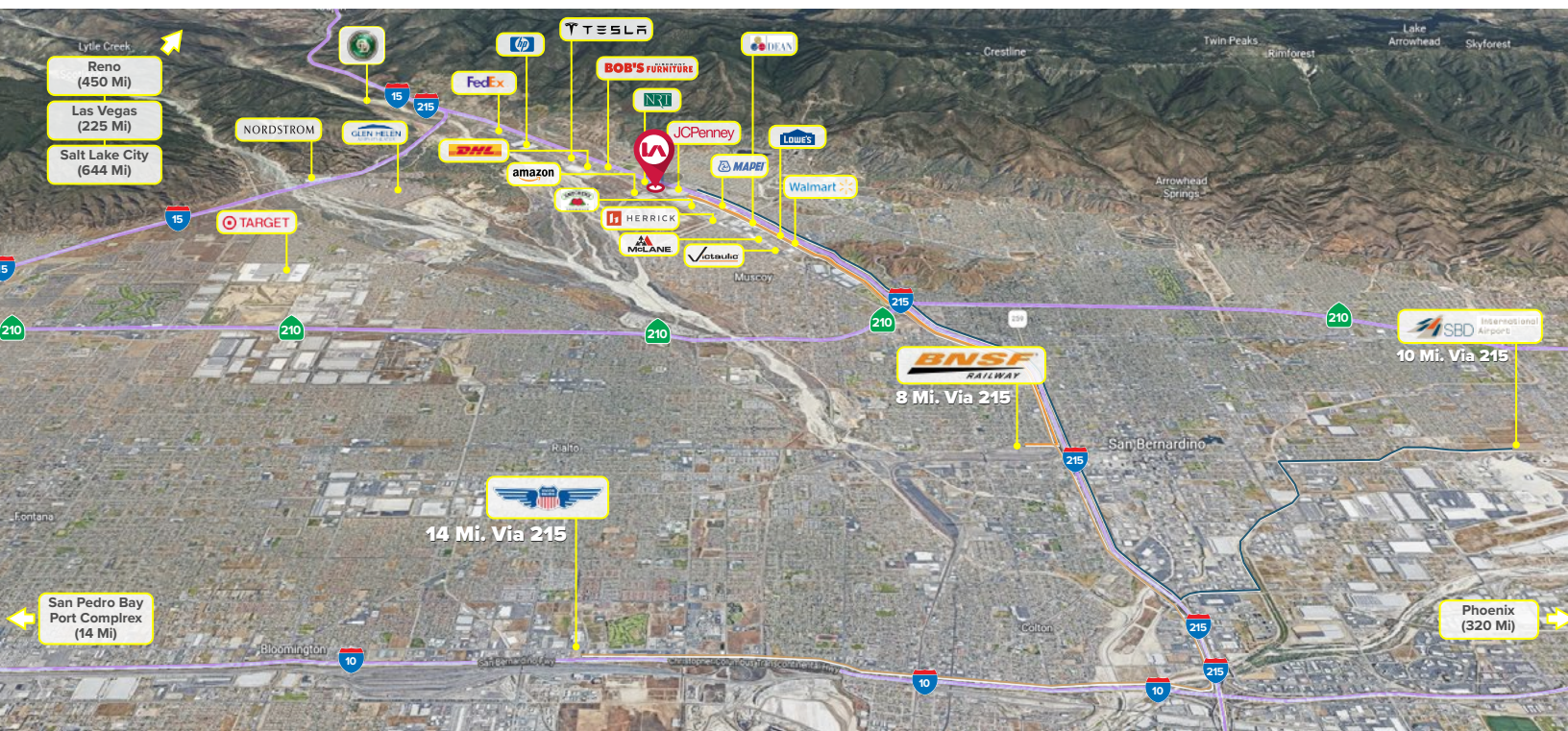
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## DISTANCE MAP & CORP. NEIGHBORS



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