

REALTERM

FOR LEASE REALTERM - SAN BERNARDINO

2765 Lexington Way | San Bernardino, CA

HIGH FLOW THROUGH (HFT) | LOGISTICS BUILDING



MAJOR RENOVATION



BUILDING SIZE
±129,655 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



[Video Tour](#)

SPENCER CASEMENT

Principal
scasement@lee-associates.com
562-568-2045

JEFF HUBERMAN

SIOR, Principal
jhuberman@lee-associates.com
562-568-2024

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COMMERCIAL REAL ESTATE SERVICES

HIGHLIGHTS



PROPERTY CHARACTERISTICS



- ▶ 34 Dock-High Doors
- ▶ 3 Ground-Level Doors
- ▶ 66 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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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



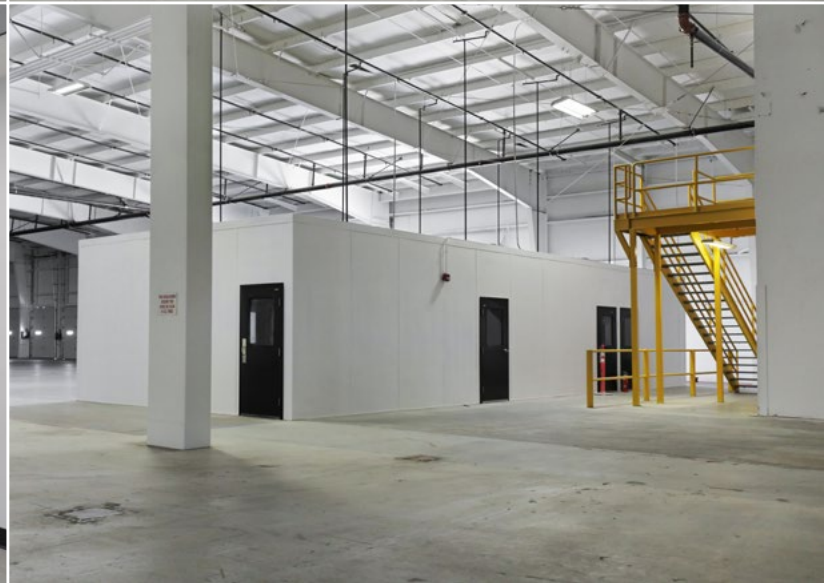
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OFFICE PHOTOS



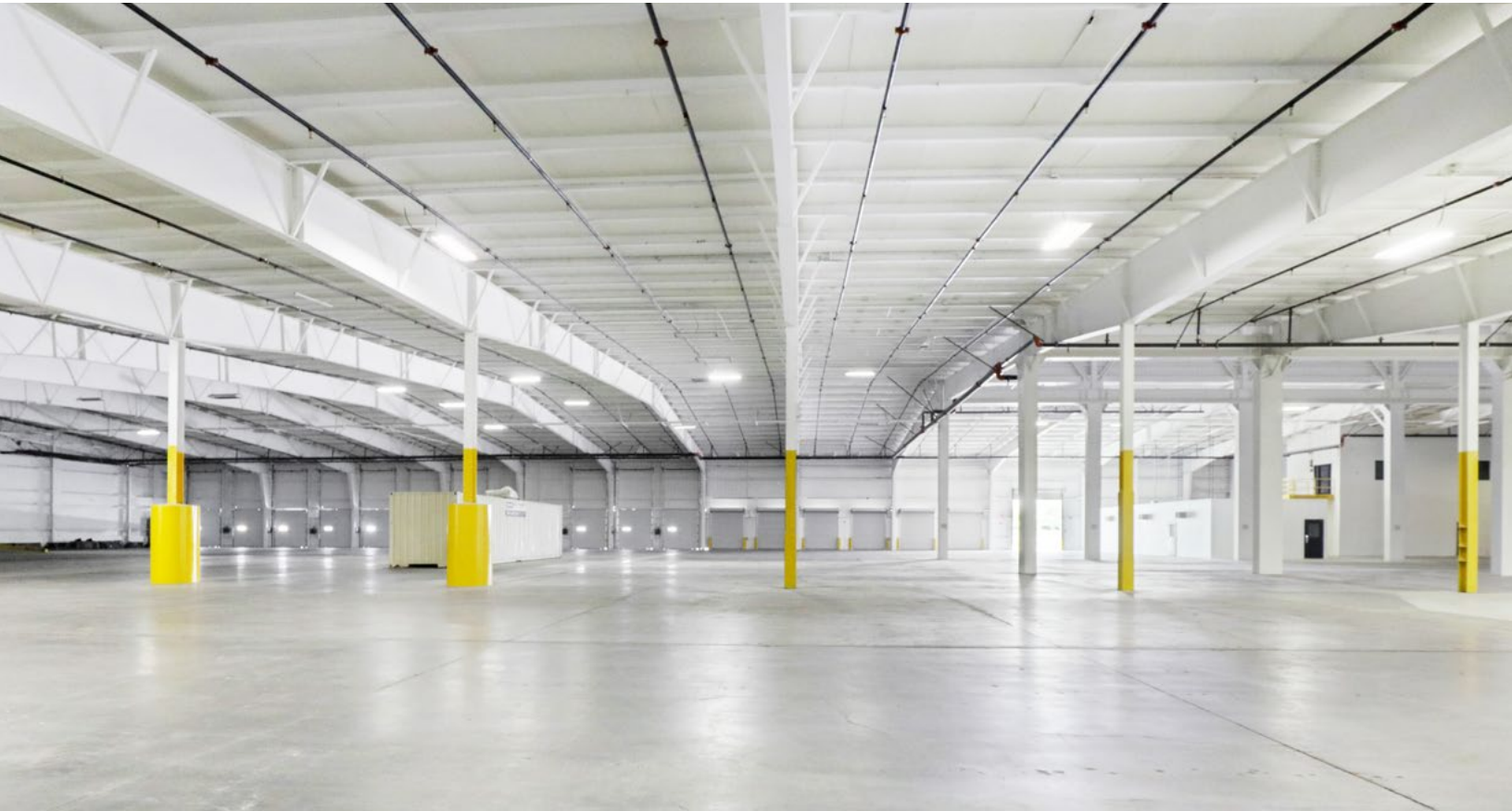
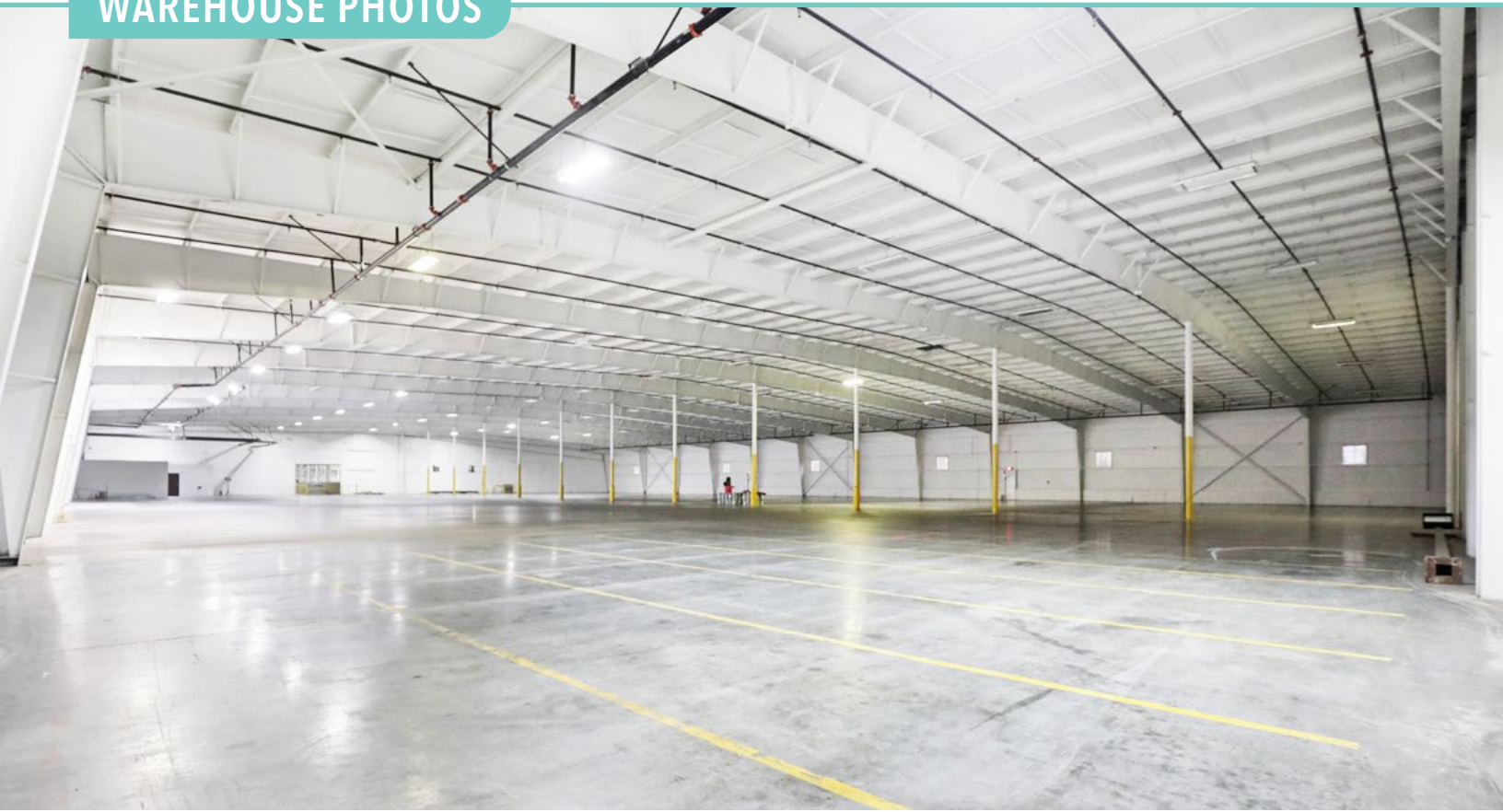
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WAREHOUSE PHOTOS



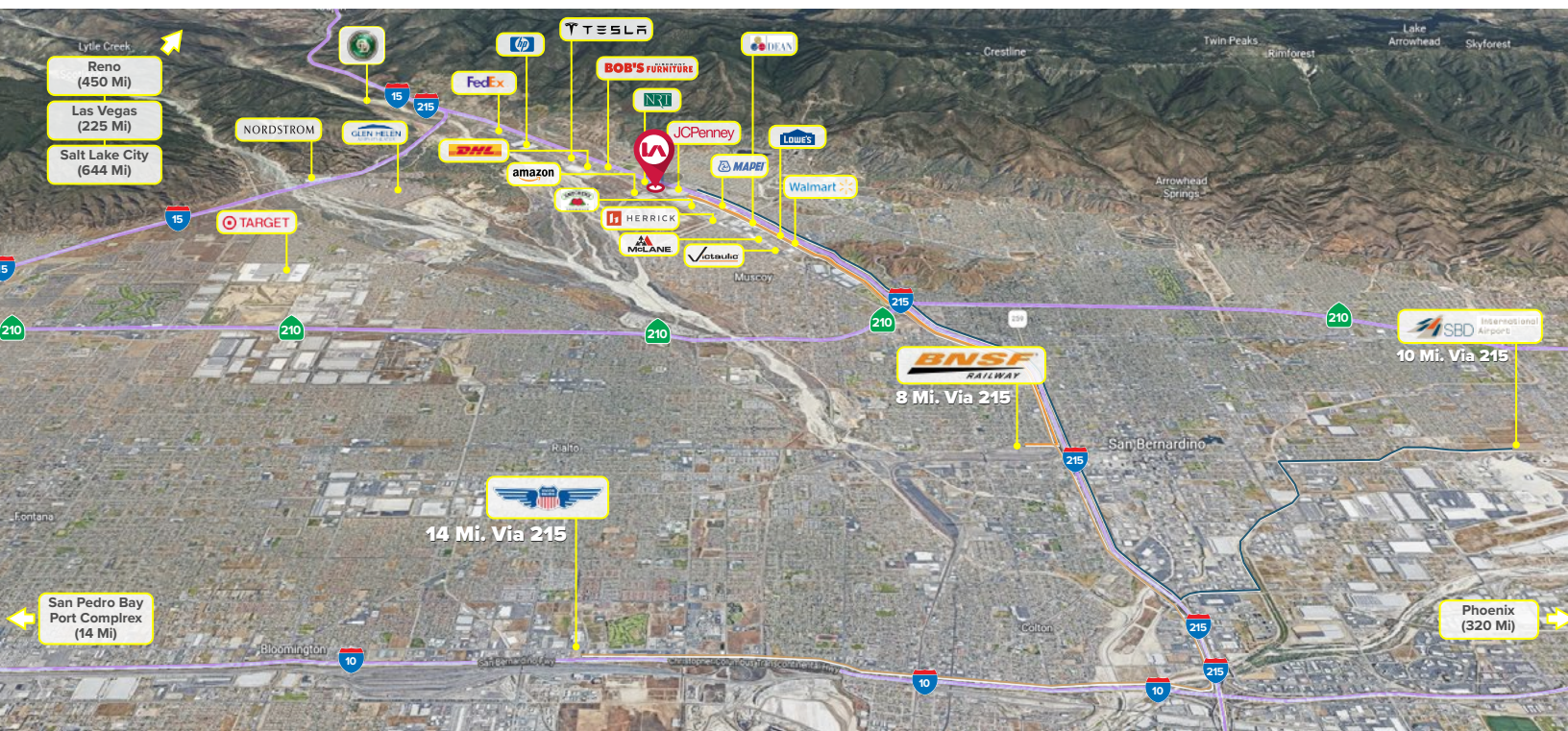
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DISTANCE MAP & CORP. NEIGHBORS



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