

*Located within Opportunity Zone*

**FOR LEASE OR SALE**

**865 South Washington**

SAN BERNARDINO, CA



## Washington Commerce Center

107,600 SF AVAILABLE

DEVELOPED BY:

**CROW HOLDINGS**  
CAPITAL

**REDA**  
REAL ESTATE DEVELOPMENT ASSOCIATES

**MIKE WOLFE**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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### Property Features:

- Located within Opportunity Zone
- 7", 4,000 PSI Floor Slab (Reinforced)
- 2% Skylights with Burglar Bars
- ESFR Sprinkler System
- Painted Interior Warehouse Walls
- White Scrim Foil Insulation
- All DH Doors Equipped with Z-Guards
- 1,200 Amp, 277/480 Volt Power (Exp to 4,000 Amps)

### 865 South Washington

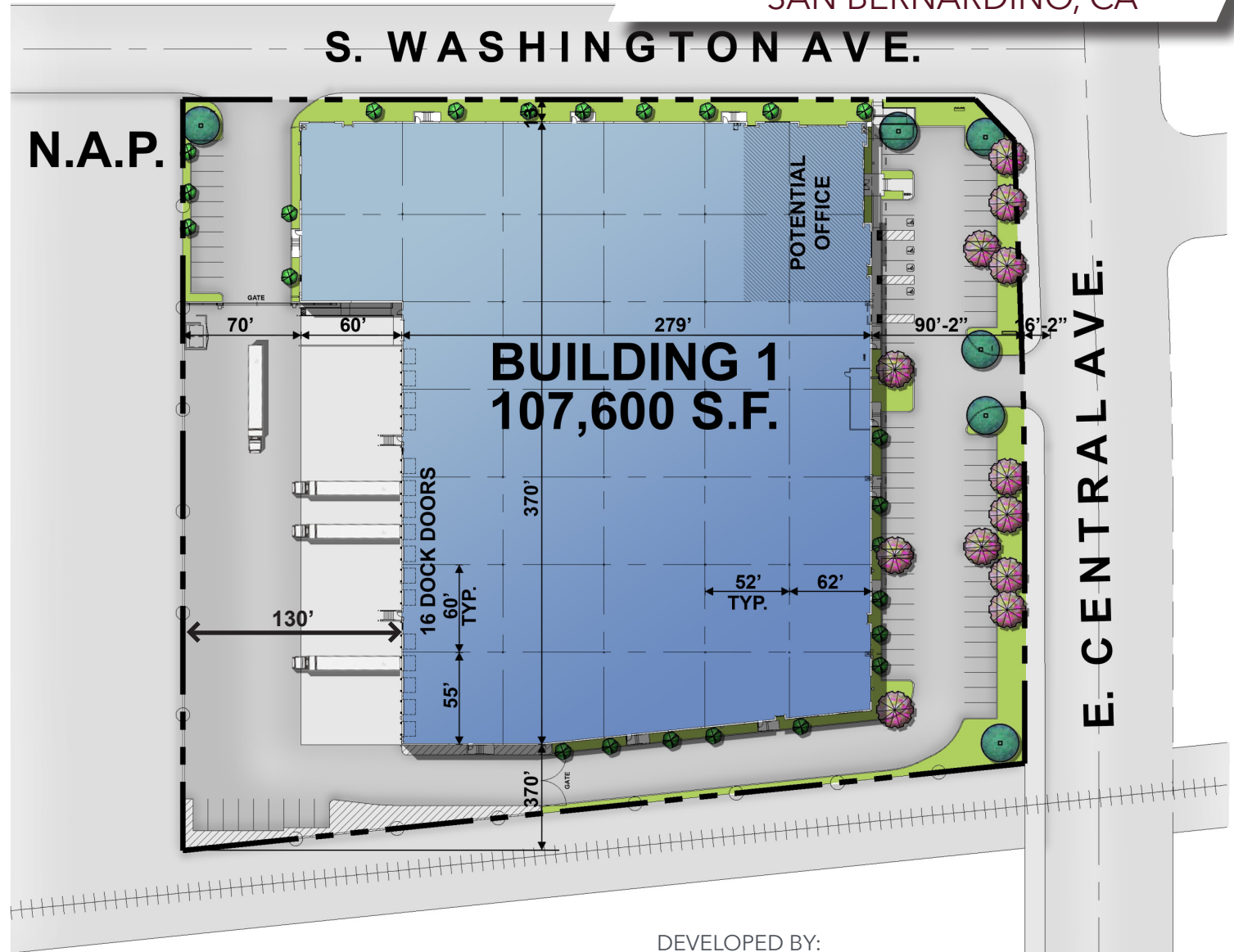
Building Size (sf)	107,600
Land Size (Ac)	4.79
Min Clr Height	32'
Typical Bay Spacing	52' x 60'
# of DH Doors (9' x 10')	16
# of GL Doors (12' x 14')	1
Truck Court Width	130'
Car Parking Spaces	75
Office Area	Up to 5,000 SF

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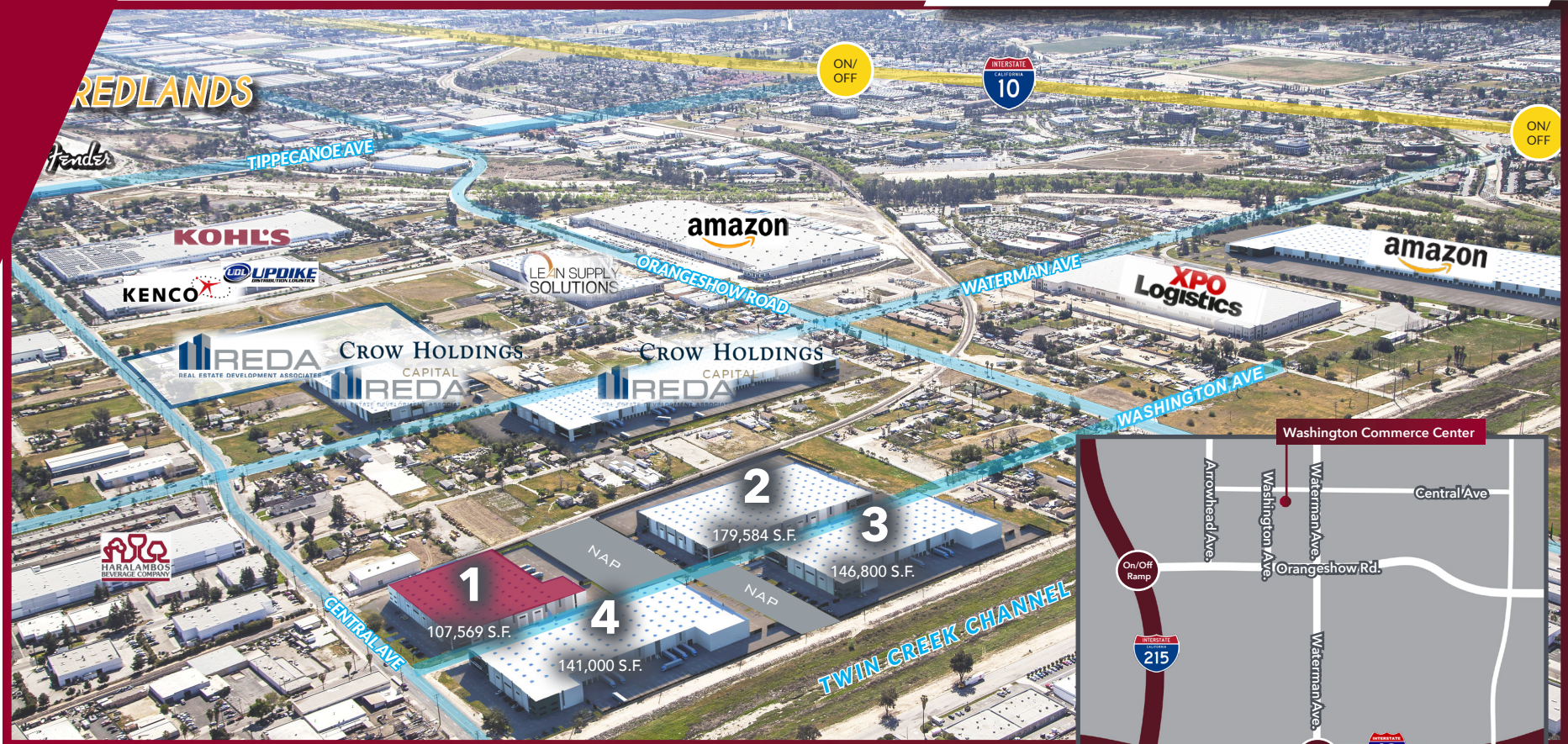


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