

# FOR LEASE OR SALE

## WATERMAN EAST | 879 S WATERMAN

195,546 SF AVAILABLE

SAN BERNARDINO, CA



### EXCLUSIVE MARKETING TEAM

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DEVELOPED BY  
**Crow Holdings**  
CAPITAL



4141 INLAND EMPIRE BLVD, STE 100  
ONTARIO, CA 91764



3535 INLAND EMPIRE BLVD  
ONTARIO, CA 91764

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## WATERMAN EAST | 879 S WATERMAN

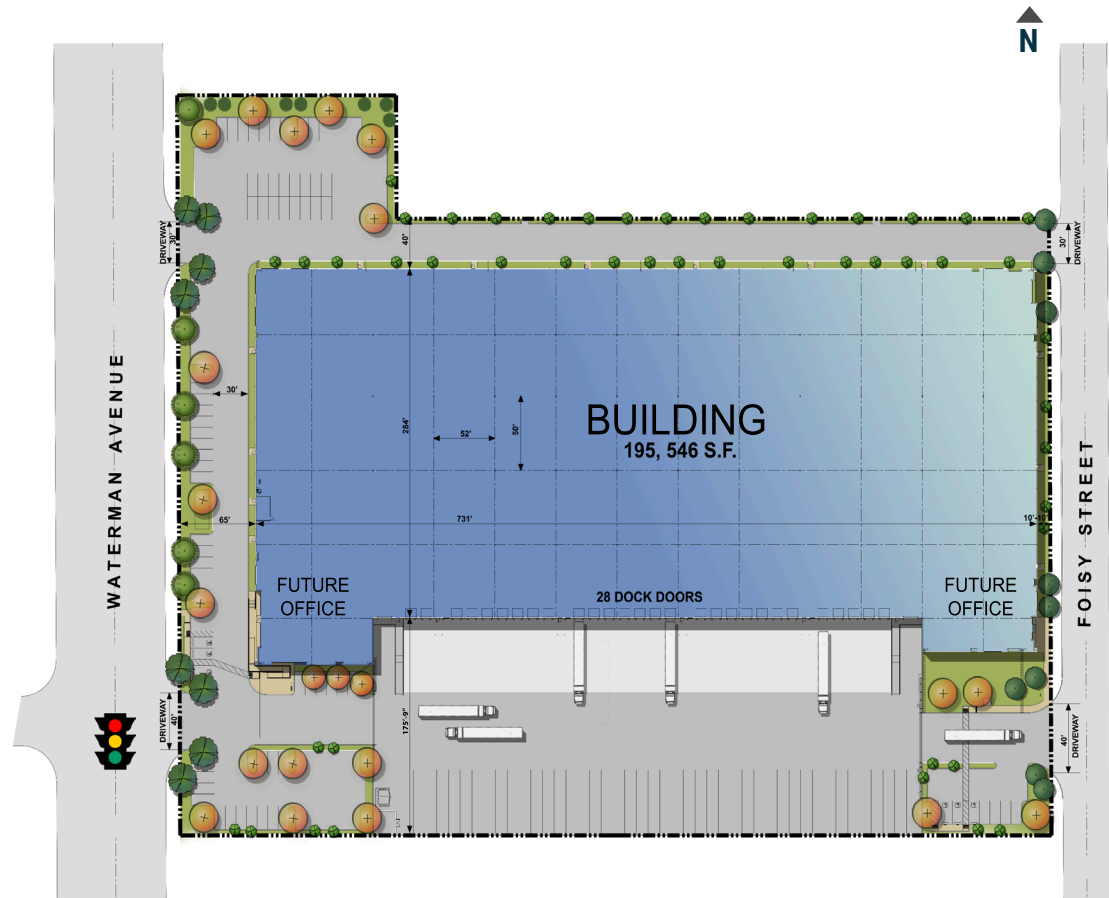
### 195,546 SF AVAILABLE

SAN BERNARDINO, CA

#### PROPERTY FEATURES

- ±195,546 SF w/ ±2,500 SF Spec Office
- Located in Opportunity Zone
- 2 Ground Level Doors
- 28 Dock High Doors
- 32' Clear Height
- K17 ESFR Pendants @ 52 psi with Fire Pump
- 52' x 50' Bay Spacing - 60' at the Loading Bay
- 88 Car Parking Stalls (9' x 19')
- 43 Trailer Parking Stalls (10' x 53')
- 176' Secured Truck Court
- 1,200 Amp 277/480 Volt, 3-Phase
- 2.5% Skylights
- Located on ±8.9 Acres
- 1 mile from I-215 and I-10 Interchanges
- Dedicated Traffic Light on Waterman Ave
- 4 Miles to BNSF Intermodal Yard, 23 Miles to Ontario International Airport and 72 Miles to the Ports of Los Angeles and Long Beach

#### SITE PLAN



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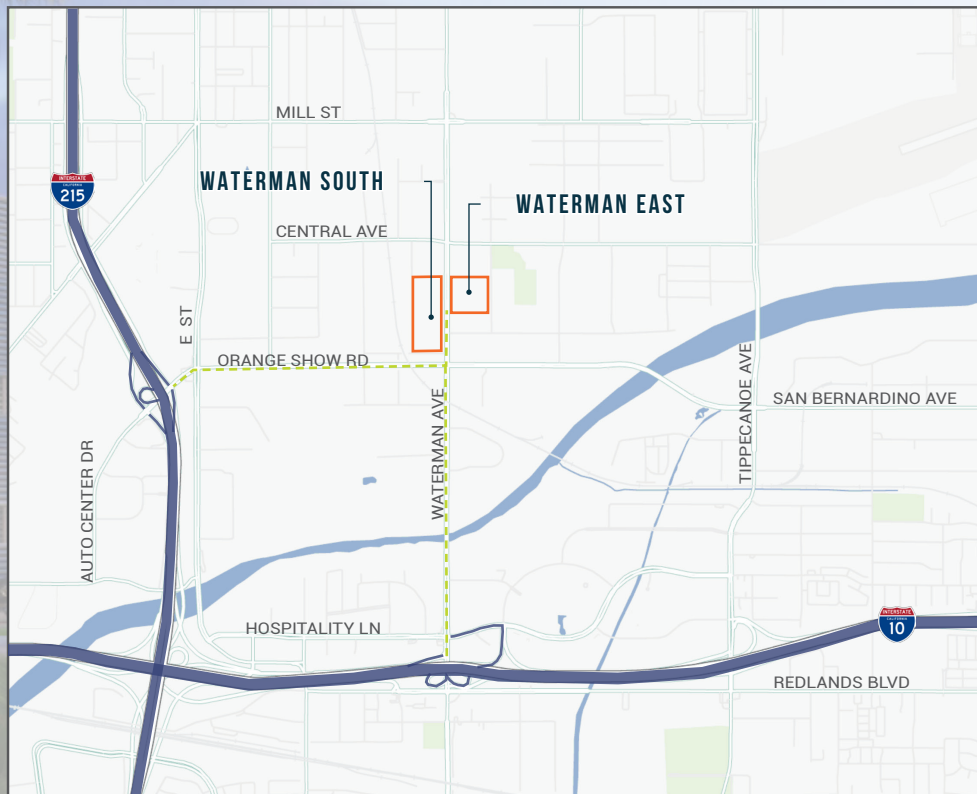
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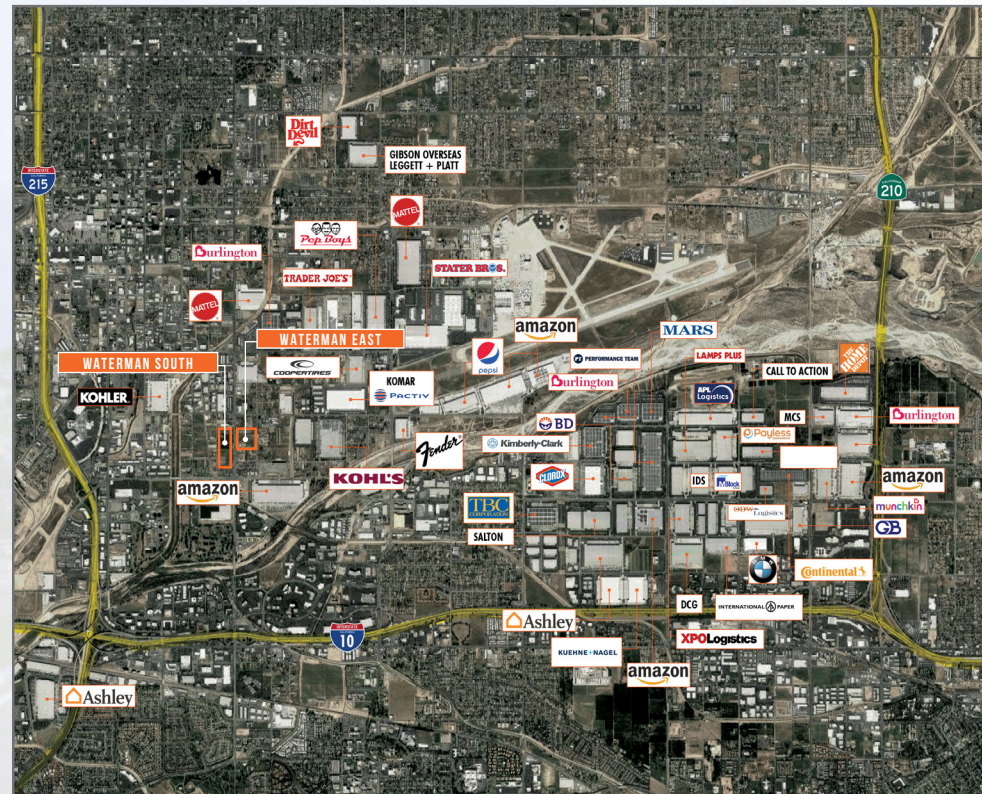
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### LOCATION MAP



### CORPORATE NEIGHBORS



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