

# FOR LEASE OR SALE

## WATERMAN SOUTH | 1070 S WATERMAN

395,601 SF AVAILABLE

SAN BERNARDINO, CA



**EXCLUSIVE MARKETING TEAM**

**DEVELOPED BY**

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**CROW HOLDINGS**  
CAPITAL



4141 INLAND EMPIRE BLVD, STE 100  
ONTARIO, CA 91764



3535 INLAND EMPIRE BLVD  
ONTARIO, CA 91764

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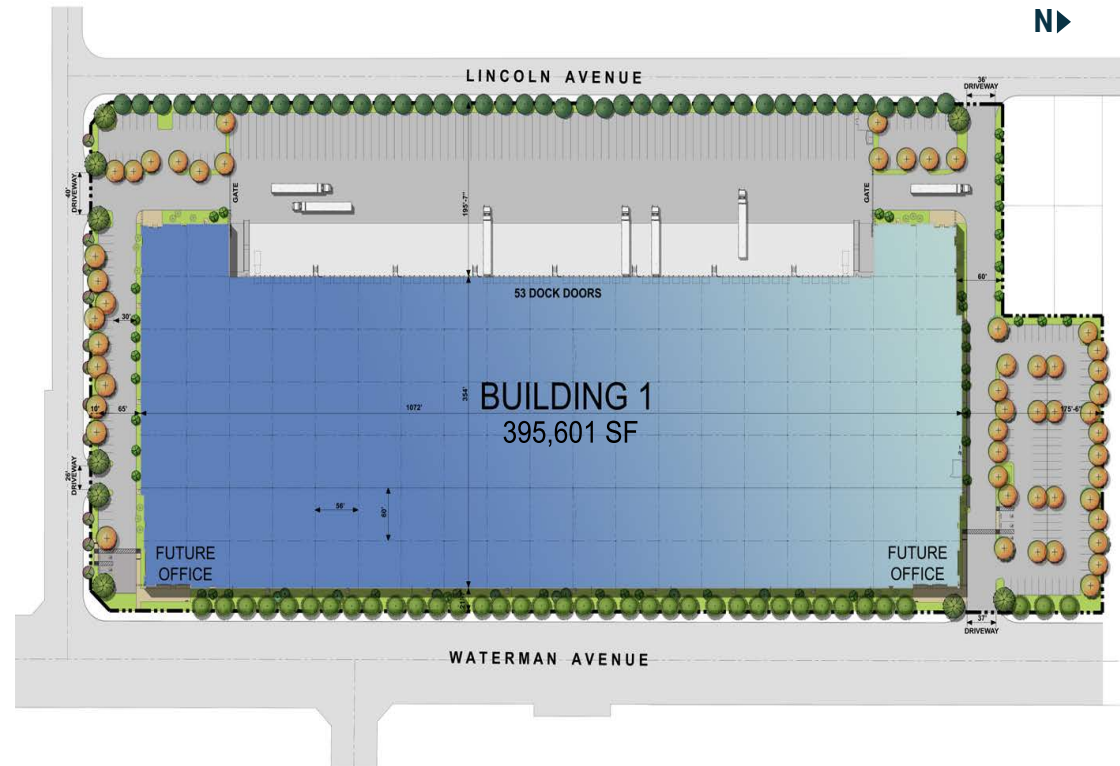
## WATERMAN SOUTH | 1070 S WATERMAN

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### PROPERTY FEATURES

- ±395,601 SF w/ ±5,947 SF Office
- Located in Opportunity Zone
- 2 Ground Level Doors
- 53 Dock High Doors
- 36' Clear Height
- K25 ESFR Pendants @ 40 psi with Fire Pump
- 56' x 50' Bay Spacing - 60' at the Loading Bay
- 180 Car Parking Stalls (9' x 19')
- 81 Trailer Parking Stalls (10' x 53')
- 196' Secured Truck Court
- 1,200 Amp 277/480 Volt, 3-Phase
- 2.5% Skylights
- Located on ±16.7 Acres
- 1 mile from I-215 and I-10 Interchanges
- 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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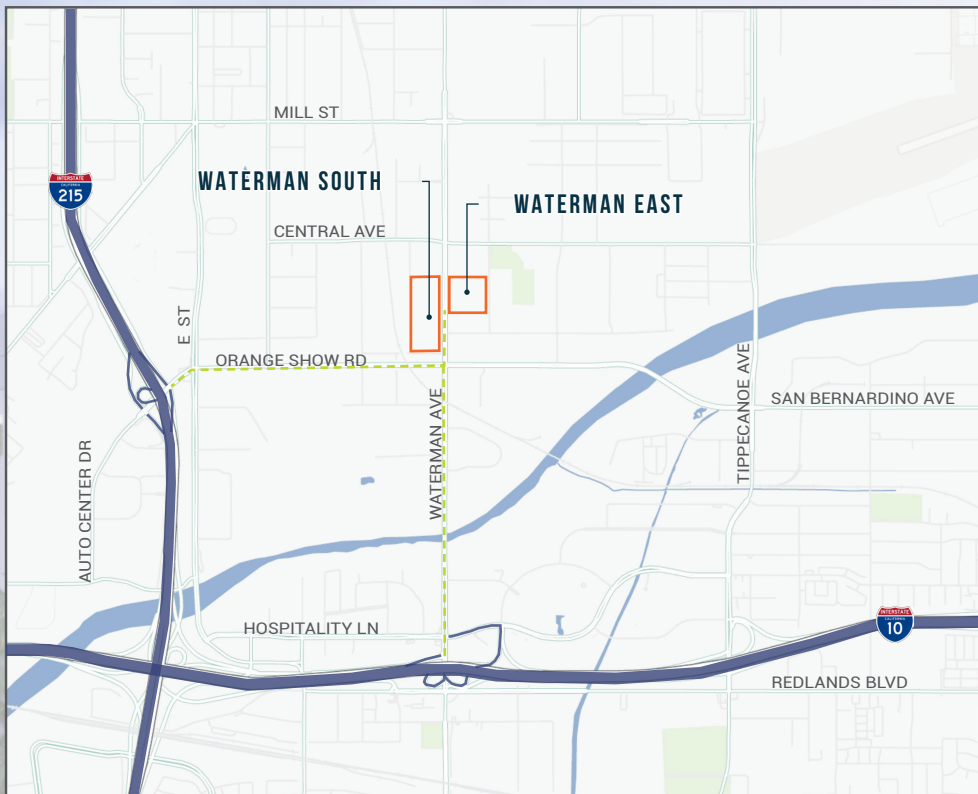
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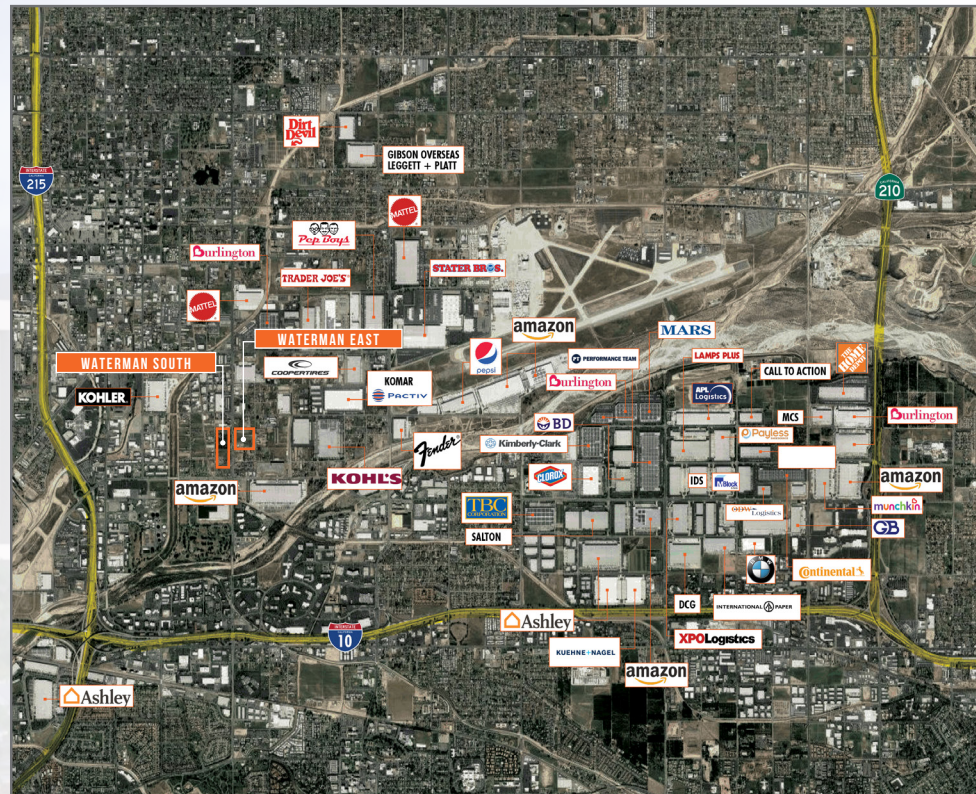
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### LOCATION MAP



### CORPORATE NEIGHBORS



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