

For Sublease ±34,781-73,300 SF

2449 E. 5TH STREET

SAN BERNARDINO, CA



PROPERTY HIGHLIGHTS

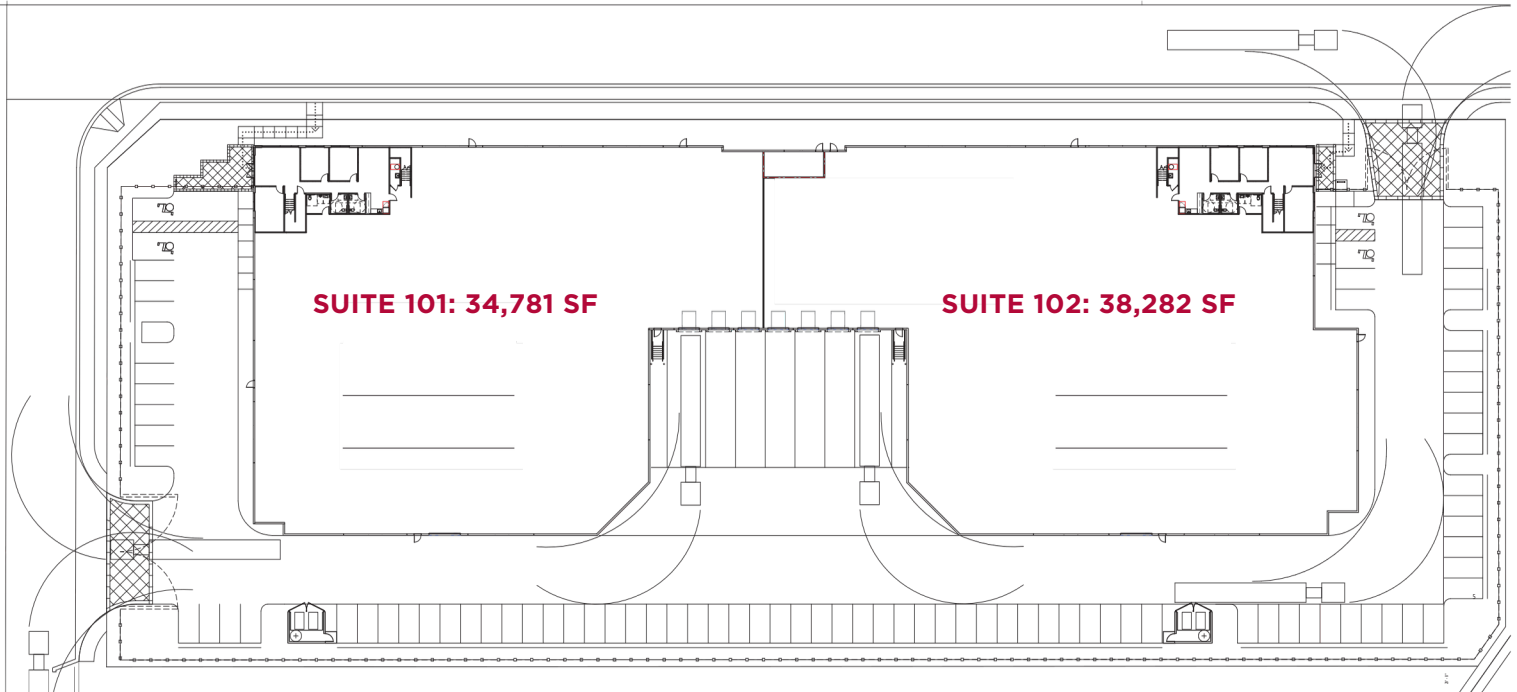
- **Sublease Expiration Date: 12/31/2034**
- Short and Long Term Options Available
- ±73,073 SF Industrial Building
 - Unit 101: ±34,781 SF
 - Unit 102: ±38,292 SF
- Fully Fenced and Secured Yard
- (7) Dock High Loading Doors
- (2) Ground Level Loading Doors (14'x14')
- Unit 101 Office: ±3,830 SF (2-Story Office)
- Unit 102 Office: ±3,830 SF (2-Story Office)
- 30' Clear Height
- ESFR Sprinkler System
- Great Access to I-10, I-215 and 210 Freeways
- Located 1 Block from Amazon Air Regional Hub at SBD International Airport



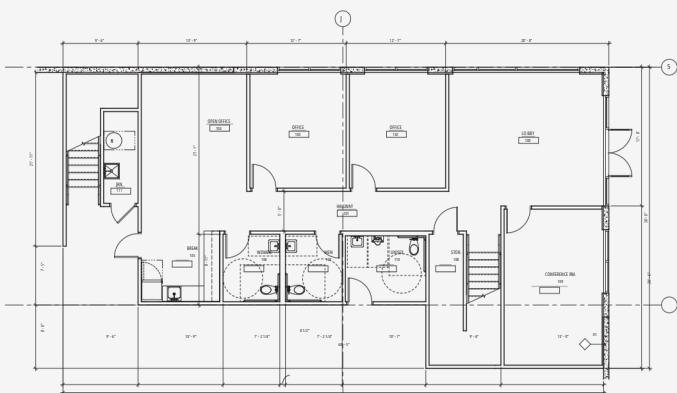
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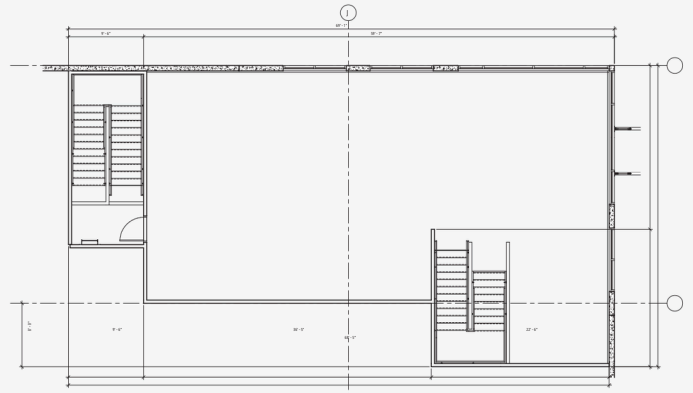
FLOOR PLAN



1ST FLOOR OFFICE



2ND FLOOR MEZZANINE



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