

# ±141,200 SF AVAILABLE

## 1050 ORANGE SHOW RD • SAN BERNARDINO



FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:

**Herrick Johnson**

(951) 276-3600

[hjohnson@lee-associates.com](mailto:hjohnson@lee-associates.com)

License ID# 01013436

### FEATURES

- State-of-the-Art Industrial Building
- 32' Warehouse Clear Height
- ESFR Fire Sprinkler System
- Dock High & Ground Level Loading
- Large Truck Yard Area



Corporate ID# 01048055

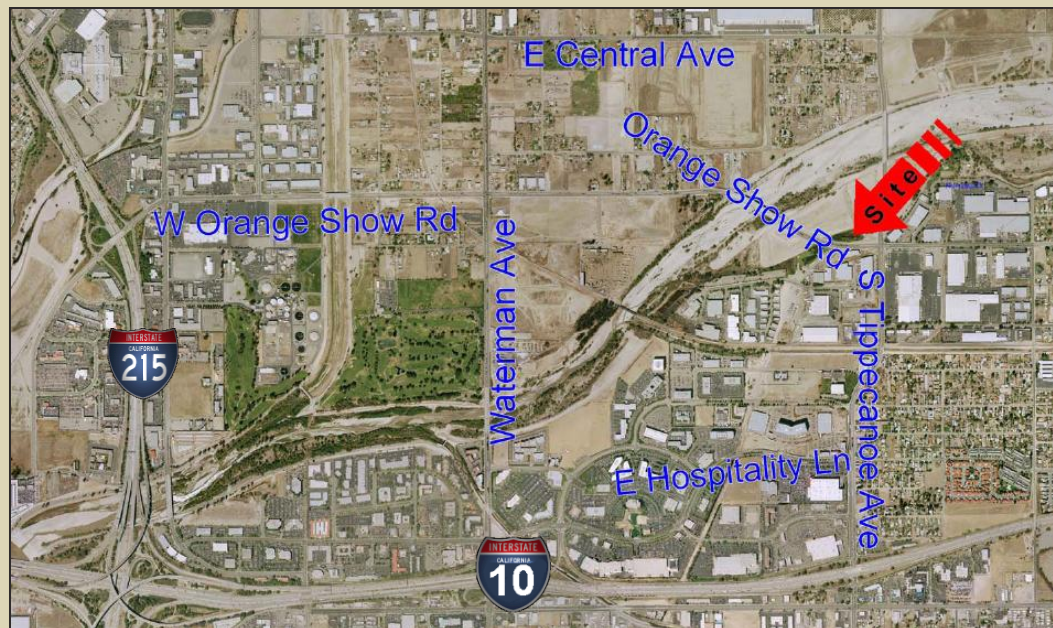
3240 Mission Inn Avenue

Riverside, CA 92507

[www.lee-associates.com](http://www.lee-associates.com)

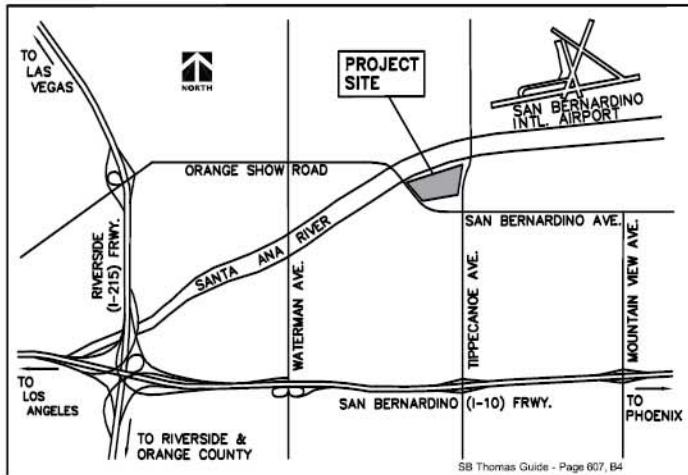
A QUALITY DEVELOPMENT BY:

**Investment Building Group**  
owner/developer



## ADDRESS:

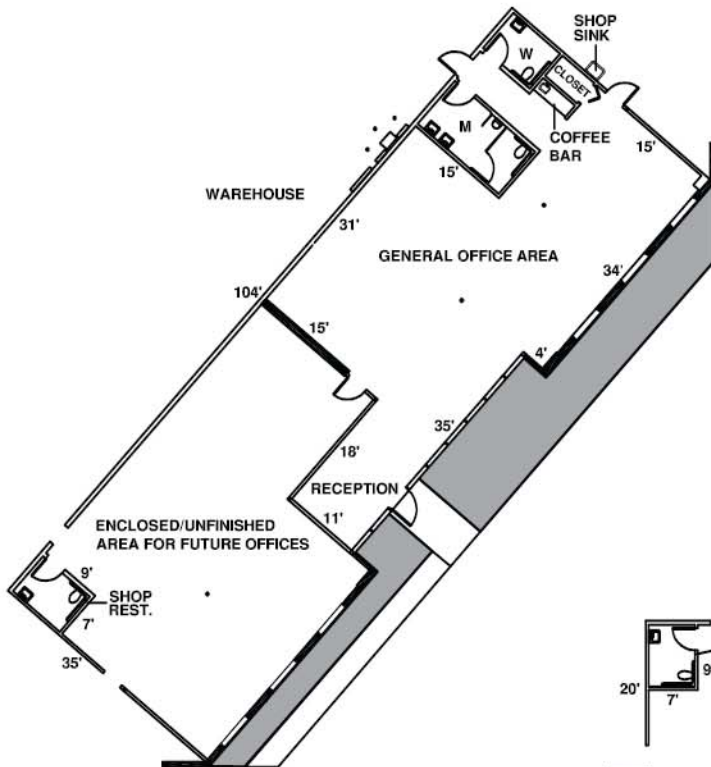
1050 E. Orange Show Road  
San Bernardino, CA 92408



**FREEWAY CLOSE** – One mile north of the San Bernardino (I-10) Freeway via the Tippecanoe Avenue on/off ramp and two miles east of the Riverside (I-215) Freeway via the Orange Show Road on/off ramps.

## FEATURES:

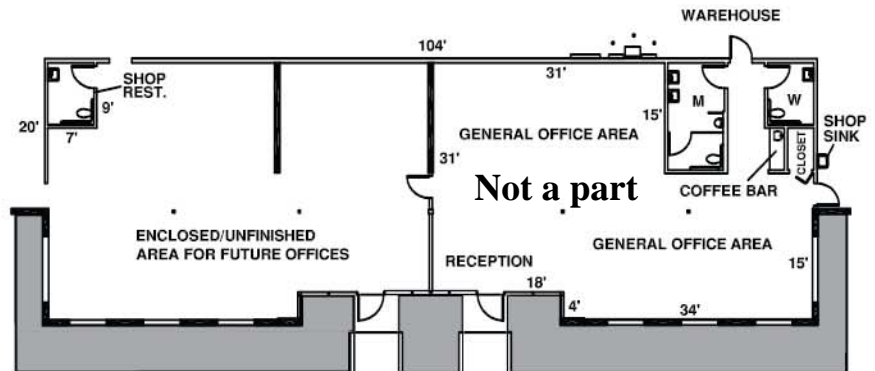
- 1,970 sq. ft. of air conditioned offices including coffee bars and separate men's and women's tiled restrooms
- Men's and women's shop restrooms
- 3,500 sq. ft. bonus mezzanine for future office expansion
- 30' minimum truss height, 32' at first column
- ESFR fire sprinkler system
- 25 (9' x 10') dock high doors
- 1 (12' x 14') ground level door (expandable)
- 70' concrete truck apron
- 6" concrete floor (4,000 PSI – steel reinforced)
- 50' x 56' column spacing
- New T-5 warehouse lighting
- 3% vented skylights providing abundant daytime lighting
- 600 amp, 277/480 volt, 3-phase power panels (expandable)
- Additional area for truck trailer parking
- Site area totals 10.41 acres
- Industrial zoning (IH)



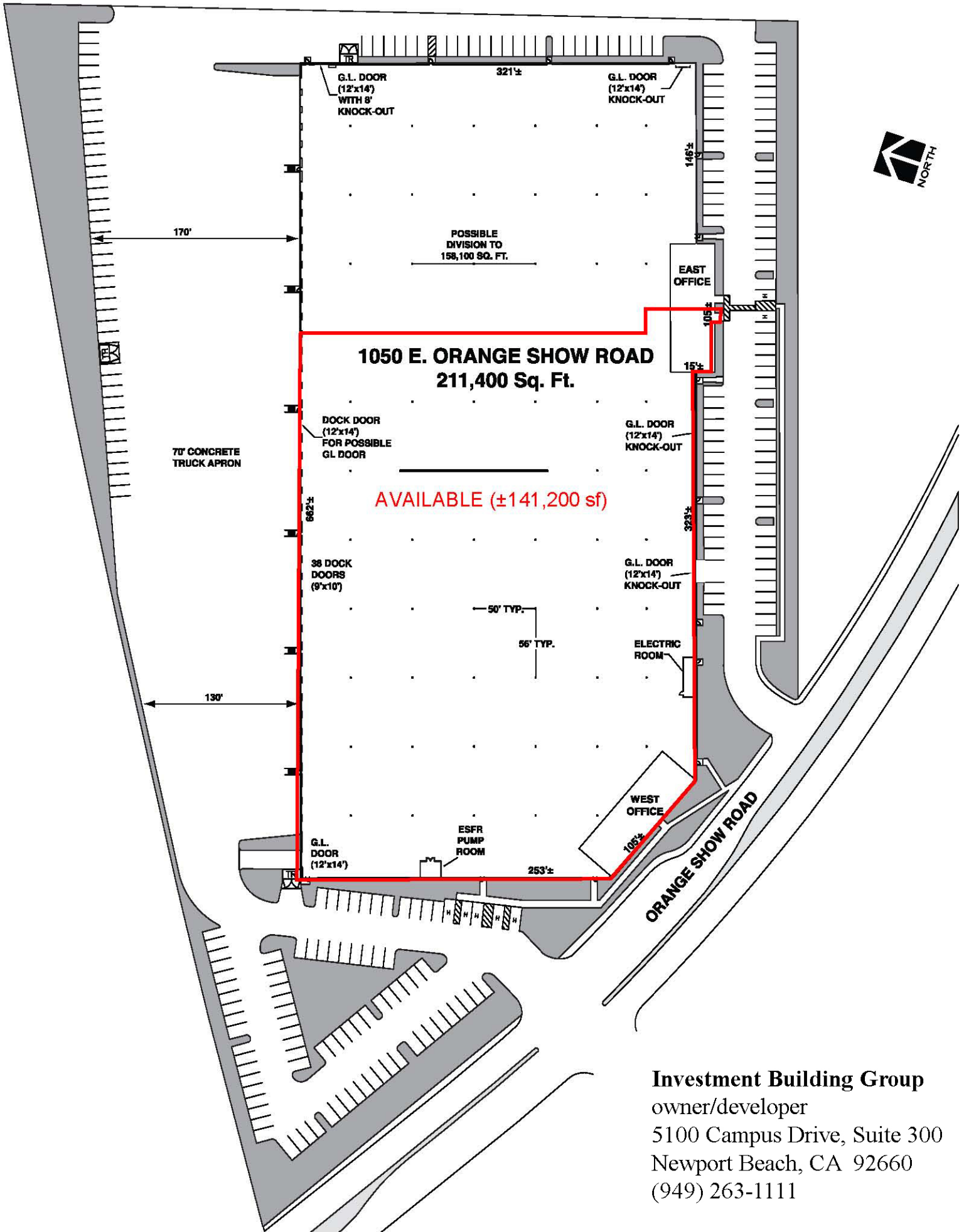
**WEST OFFICE  
1,970 SQ. FT.**

## PROPERTY TAX INFORMATION:

2006-2007 property tax rate of \$1.21 per \$100 assessed value. No assessment bonds.



**EAST OFFICE  
1,770 SQ. FT.**



**Investment Building Group**  
owner/developer  
5100 Campus Drive, Suite 300  
Newport Beach, CA 92660  
(949) 263-1111



1050 E. Orange Show Road  
San Bernardino, CA 92408

*for information:*  
Investment Building Group  
(949) 263-1111 or your broker  
[www.ibg-usa.com](http://www.ibg-usa.com)

Herrick Johnson  
Senior Vice President



3240 Mission Inn Avenue • Riverside, CA 92507  
P: 951.276.3632 • F: 951.774.2293

[hjohnson@lee-associates.com](mailto:hjohnson@lee-associates.com)  
[www.lee-associates.com](http://www.lee-associates.com)