

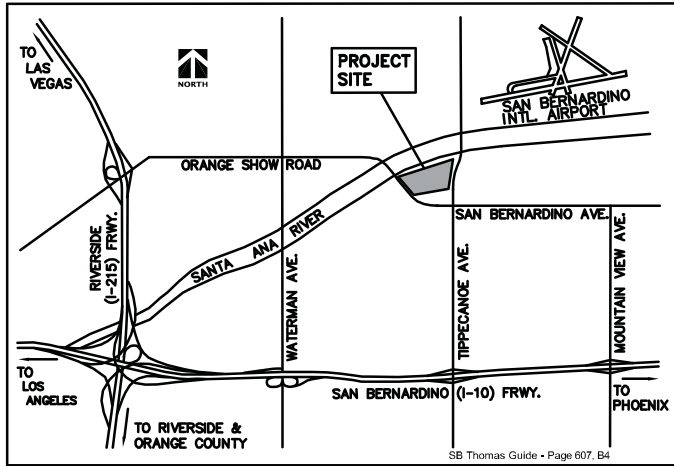
**42,000 sq. ft.
available in
San Bernardino**

- New industrial building
- High warehouse clear height
- Dock and ground level loading
- Office area included
- Major boulevard identity



ADDRESS:

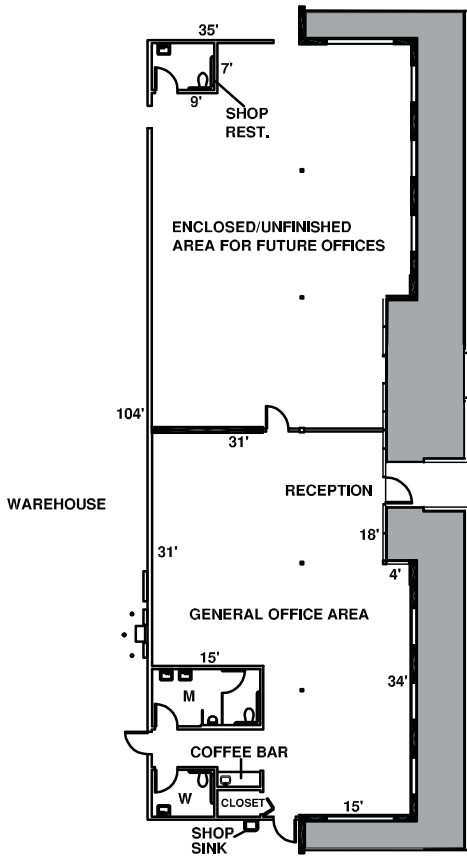
1250 S. Tippecanoe Avenue
 San Bernardino, CA 92408



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 – 1250 S. TIPPECANOE AVE:

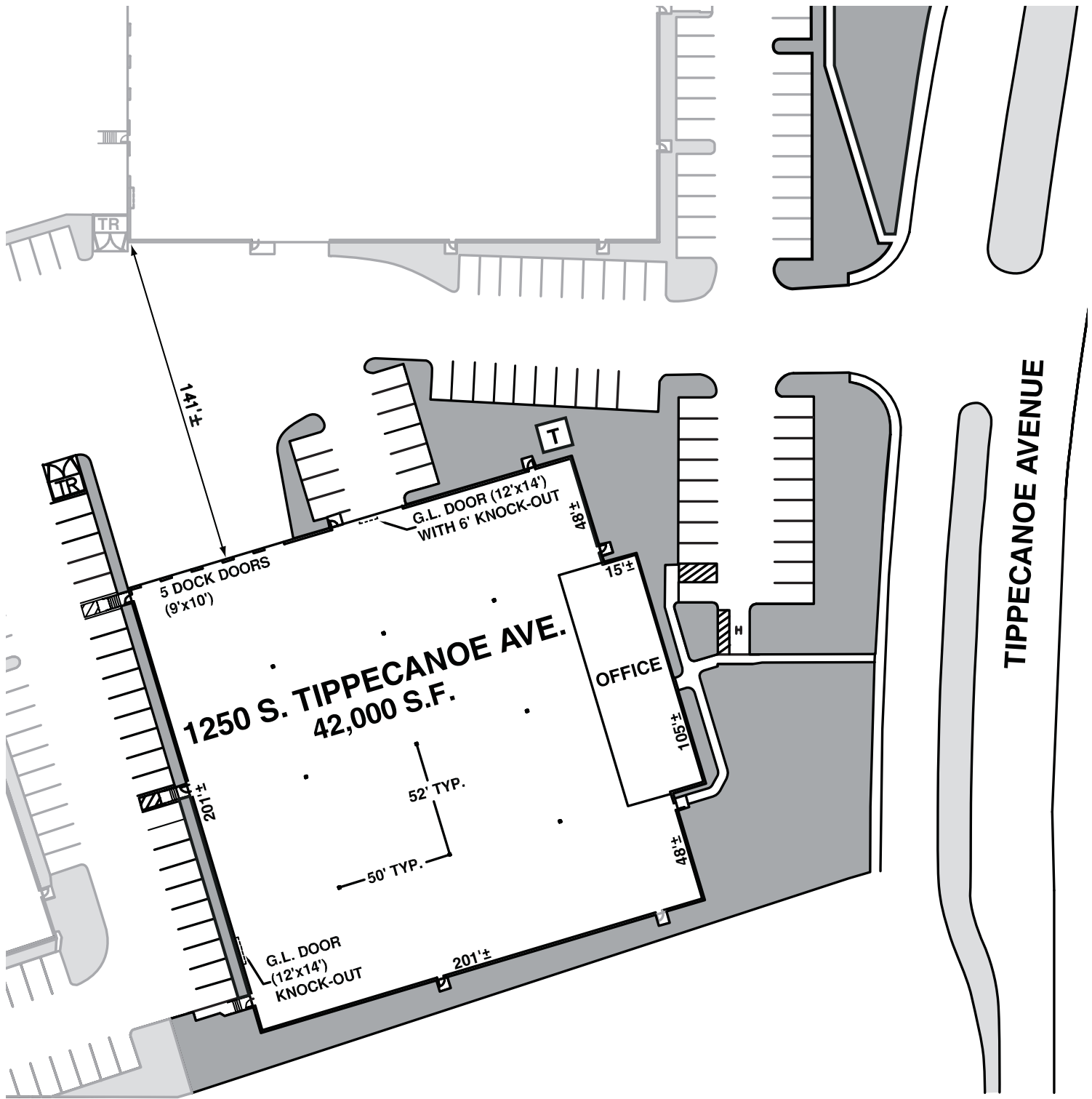
- 1,770 sq. ft. office including coffee bar, separate men’s and women’s office and shop restrooms
- 3,670 sq. ft. bonus mezzanine for future offices
- 24’ minimum truss height, 26’ at first column
- .60gpm/3,000 sq. ft. fire sprinkler system
- Metal halide light fixtures in warehouse
- 3% vented skylights providing abundant daytime lighting
- 400 amp, 277/480 volt, 3-phase power panel (expandable)
- 50’x52’ column spacing
- 5” concrete floor (4,000 PSI – steel reinforced)
- 5 (9’x10’) dock high doors
- 1 (12’x14’) ground level door (expandable)
- 70’ concrete truck apron
- 141’ truck yard
- 65 parking stalls provided
- Site area totals 2.18 acres
- Part of a larger 17 acre industrial complex
- Industrial zoning (IH)



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

PROPERTY TAX INFORMATION:

2007-2008 property tax rate of \$1.21 per \$100 assessed value. No assessment bonds.



Investment Building Group
 owner/developer
 4100 Newport Place, Suite 750
 (949) 263-1111



1250 S. Tippecanoe Avenue
San Bernardino, CA 92408

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