

FOR SALE OR LEASE

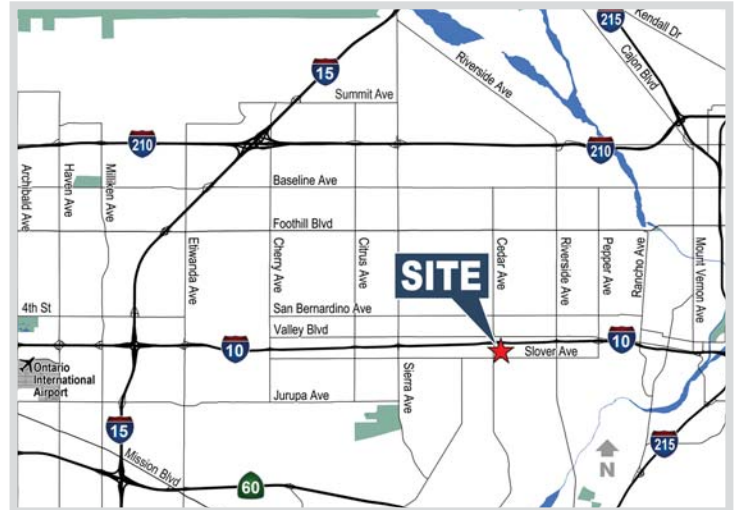
CEDAR LOGISTICS CENTER

NEC Cedar Avenue & Orange Street, Bloomington, CA



Property Features:

- Planned ± 184,770 Square Foot Industrial Building
- Up to ± 10,000 SF of Office
- ESFR Sprinkler System
- 32' Clear Height
- Bay Spacing 52' x 50' with 60' Speed Bay
- 25 Dock High Doors
- 2 Ground Level Loading Ramps
- All Concrete Truck Court
- 151 Employee Auto Parking Stalls
- 7" Slab on grade
- Immediately Adjacent to I-10 Cedar Avenue on/off ramp
- Immediately Adjacent to the UPRR West Colton Yard
- Corporate Neighbors: UPS, Fedex Ground, Unilever, YRC Freight and Lifetime Brands



www.CedarLogisticsCenter.com

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**HOWARD INDUSTRIAL
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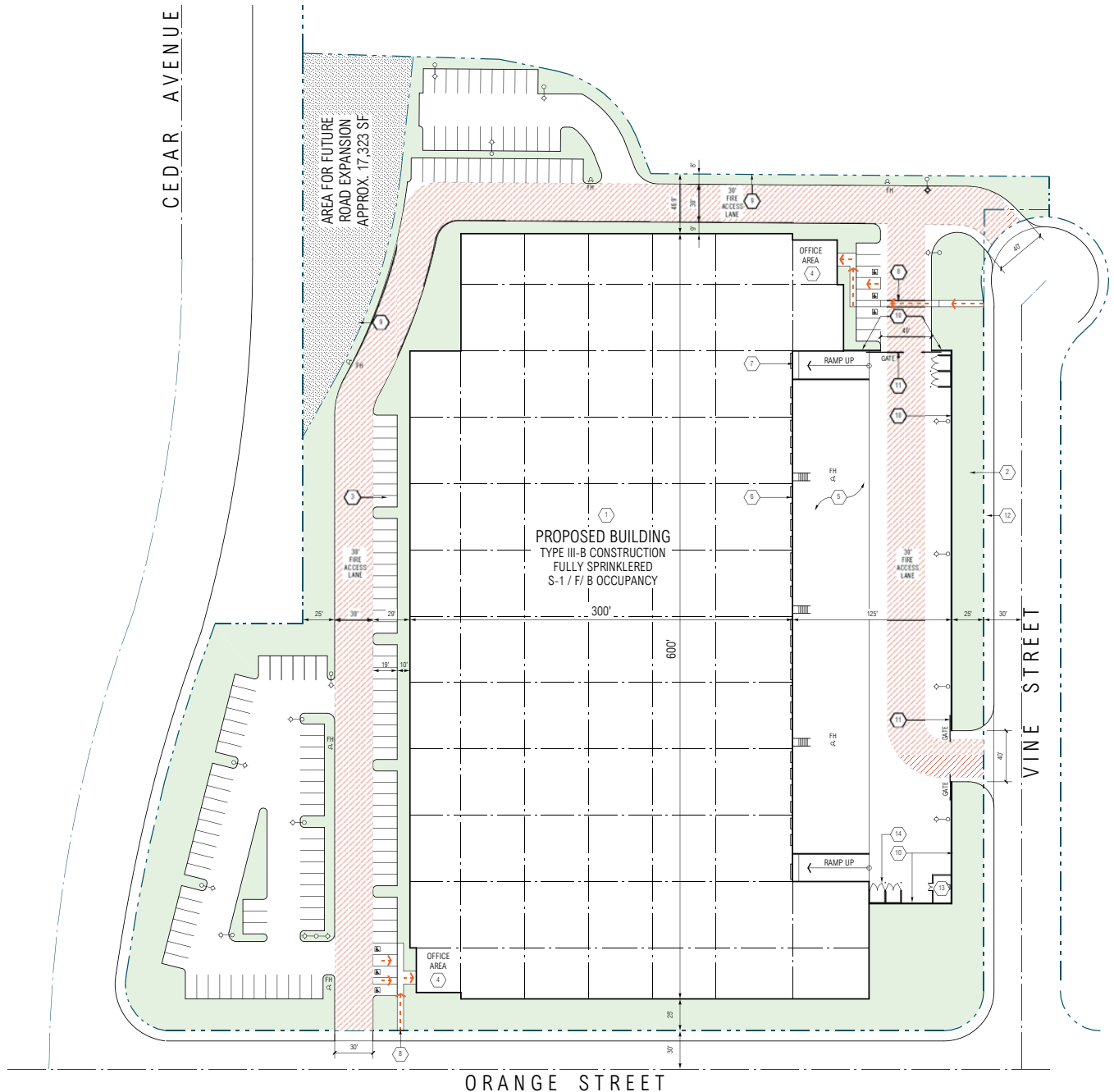
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SITE PLAN



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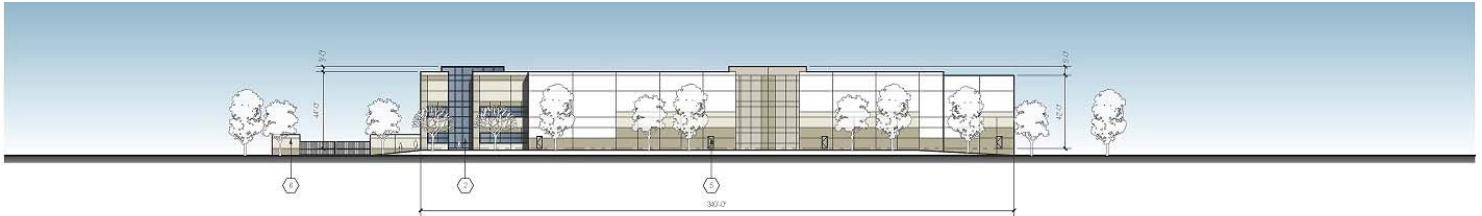
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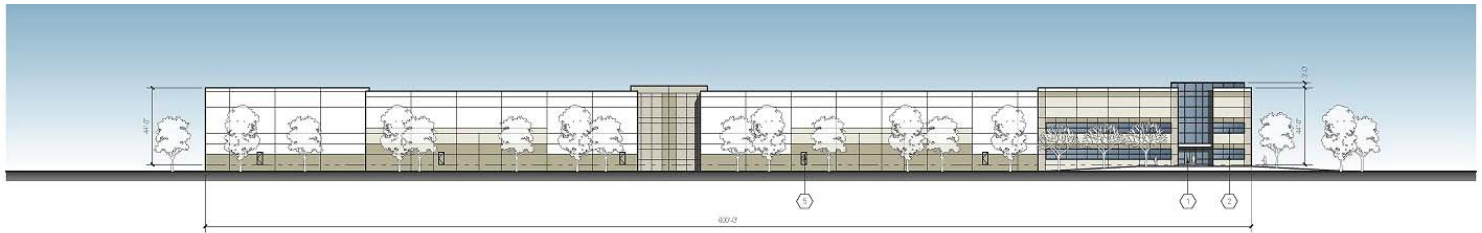
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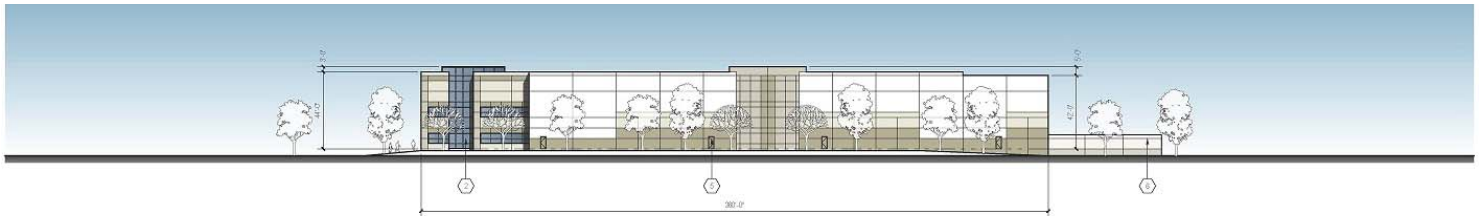
ELEVATIONS



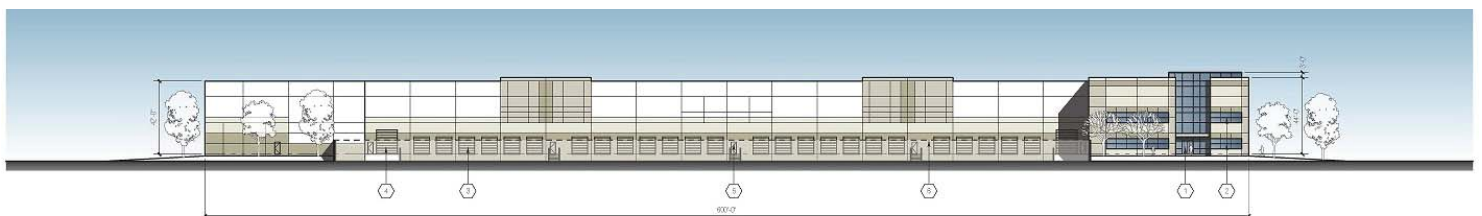
NORTH ELEVATION



WEST ELEVATION - CEDAR AVENUE



SOUTH ELEVATION - ORANGE STREET



EAST ELEVATION - VINE STREET

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NEIGHBORING TENANTS



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