



±250,111 SF Available  
Available January 2025

# 5685 Industrial Parkway

San Bernardino, California

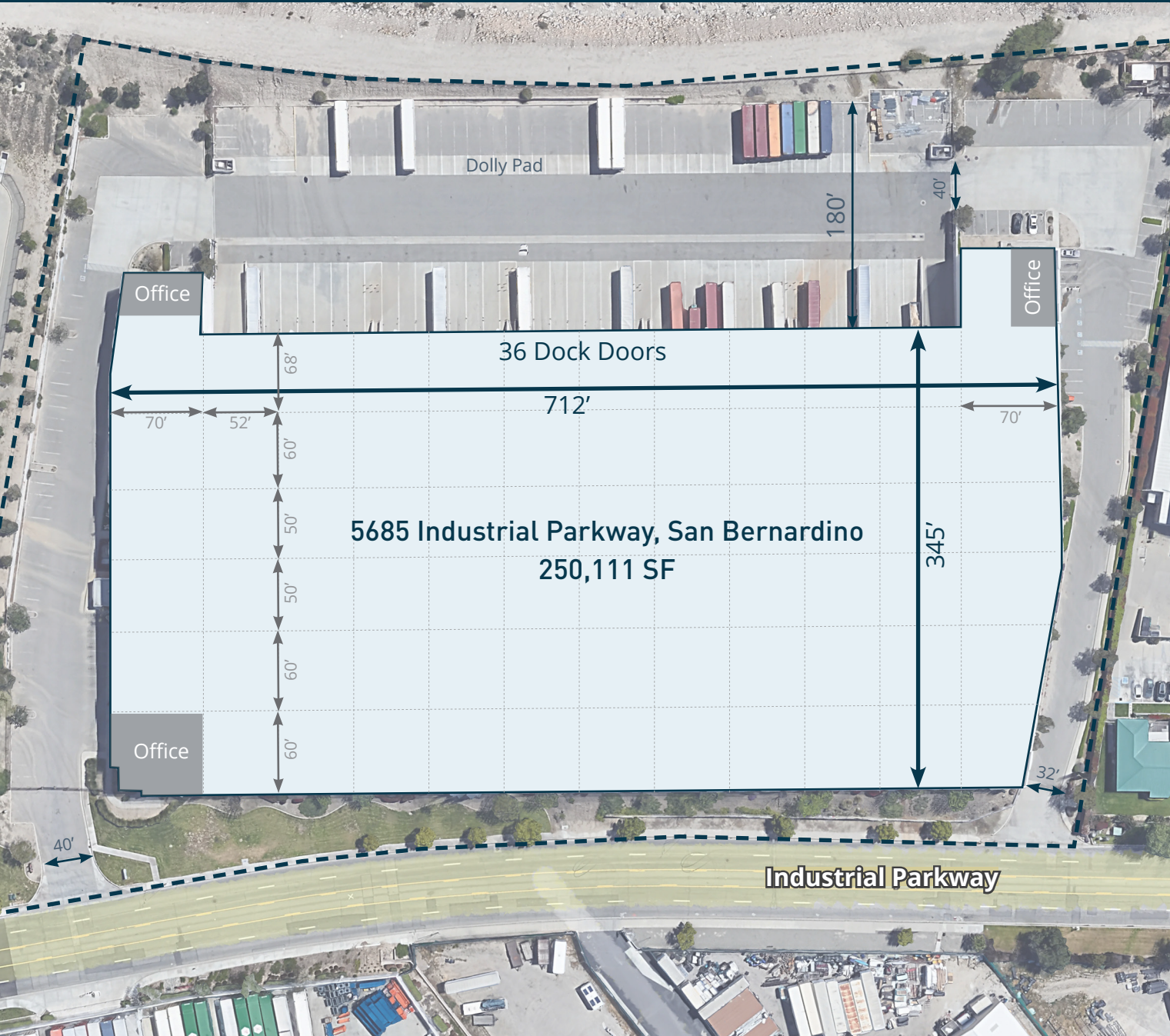
Warehouse / Distribution | For Lease



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# Property Overview

5685 Industrial Parkway, San Bernardino, California



## Building Specifications

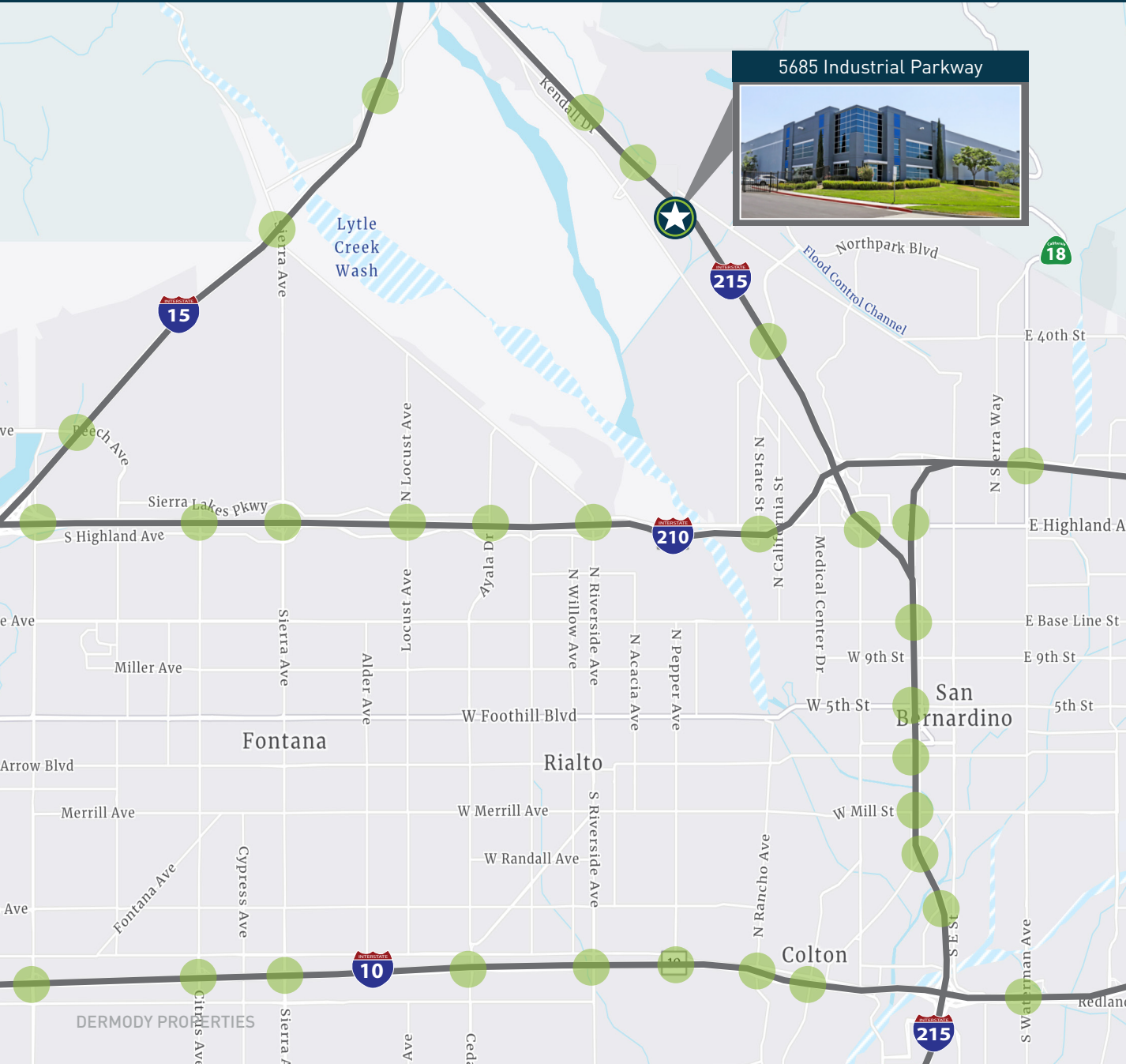
Footprint	±250,111
Lot Size	12.04 Acres
Office Size	±4,499 Total ±2,699 Main ±900 NWC Shipping ±900 SEC Shipping
Clear Height	30'
Column Spacing	52' x 50'
Truck Court	±180' (Secured)
Dock-High Doors	Thirty-Six (36)
Grade-Level Doors	Two (2)
Power	3,000 AMPS 277/480 Volts
Sprinkler System	ESFR
Car Parking	146 Stalls
Trailer Parking	44 Stalls
Skylights	2.5%
Charging Stations	6
Warehouse Lights	T-5

## Utilities

Electric	SoCal Edison
Water	San Bernardino MWD
Sewer	City of San Bernardino

# Location Map - Proximity to Freeways

5685 Industrial Parkway, San Bernardino, California



## Superior Location

Situated within Southern California's highly sought-after Inland Empire East industrial market, this 250,111 Sq.Ft. industrial building sits near the intersection of Industrial Parkway and Hallmark Parkway just south of the I-215 Freeway.

Located within mere miles of four major Southern California transit corridors, including Interstates 10, 15, 215 and 210, the property also benefits from proximity to the Ontario International Airport, San Bernardino International Airport, and the Ports of Los Angeles/Long Beach, which together are the single largest port complexes in North America.

With the advantage of being close to these prominent freeways, 5685 Industrial Parkway empowers businesses to optimize their operations. The efficient transportation network allows for swift delivery of goods and seamless access to suppliers and clients.

Freeways	MILES
Interstate 215	0.8
Interstate 15	4.4
Interstate 210	4.6
Interstate 10	12.2
Highway 60	21.3

# Location Map - Key Distances

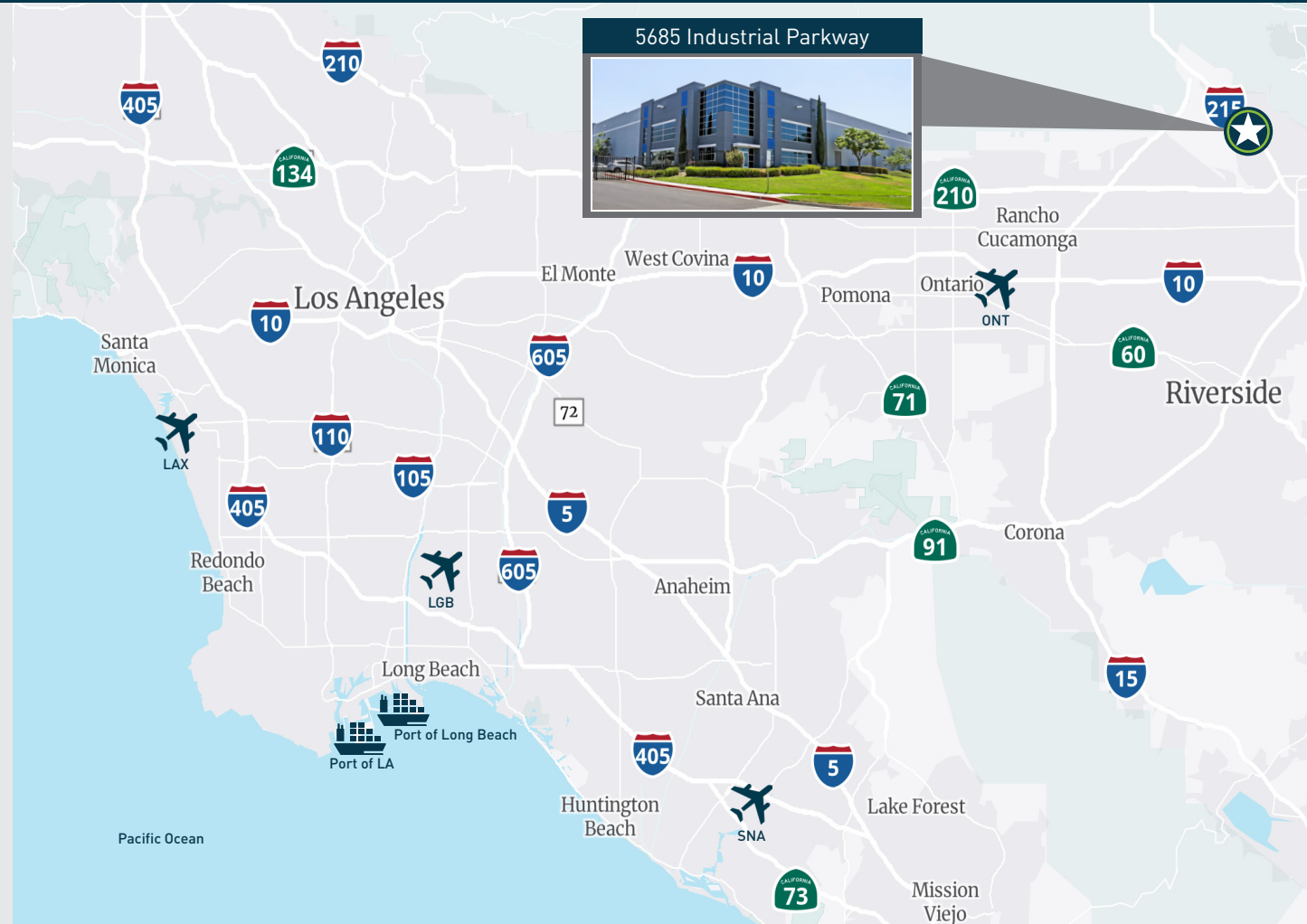
## 5685 Industrial Parkway, San Bernardino, California

5685 Industrial Parkway's advantageous positioning offers unparalleled connectivity and seamless access to global markets.

The Property is also located 11.9 miles from the San Bernardino International Airport, 21.9 miles from the Ontario International Airport (ONT), 76.6 miles from the Los Angeles International Airport (LAX), 61.7 miles from the Orange County International Airport (SNA), and 74.4 miles from the Ports of Los Angeles and Long Beach. Both Ontario and San Bernardino airports have Amazon on tarmac.

In addition to airports, 5685 Industrial Parkway is also conveniently situated near major ports, including the Port of Long Beach and the Port of Los Angeles. These ports are known for their extensive networks and serve as vital gateways for international trade. Having such close proximity to these ports ensures efficient import and export operations, enabling businesses to streamline their supply chains and reach customers and suppliers worldwide.

Intermodal freight has been the fastest growing transportation mode in the US for the past decade. BNSF's San Bernardino intermodal facility plays a key role in connecting the Inland Empire with the ports of Southern California and the rest of the nation, particularly corridors to the Southwest, Midwest, and Northwest. BNSF invested a record \$6 billion to maintain and expand its railroad in 2015, and has invested more than \$53 billion since 2000.



**±76.6 MI**

LOS ANGELES INT'L  
AIRPORT (LAX)

**±74.4 MI**

PORTS OF LA/ LONG  
BEACH

**±21.9 MI**

ONTARIO INT'L  
AIRPORT (ONT)

**±18.6 MI**

UNION PACIFIC  
INTERMODAL

**±11.9 MI**

SAN BERNARDINO  
AIRPORT (SBD)

**±9.3 MI**

BNSF INTERMODAL



# Aerial Map

## Corporate Neighbors



**5685 Industrial Parkway  
San Bernardino, CA**

±250,111 SF



## About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About Colliers

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