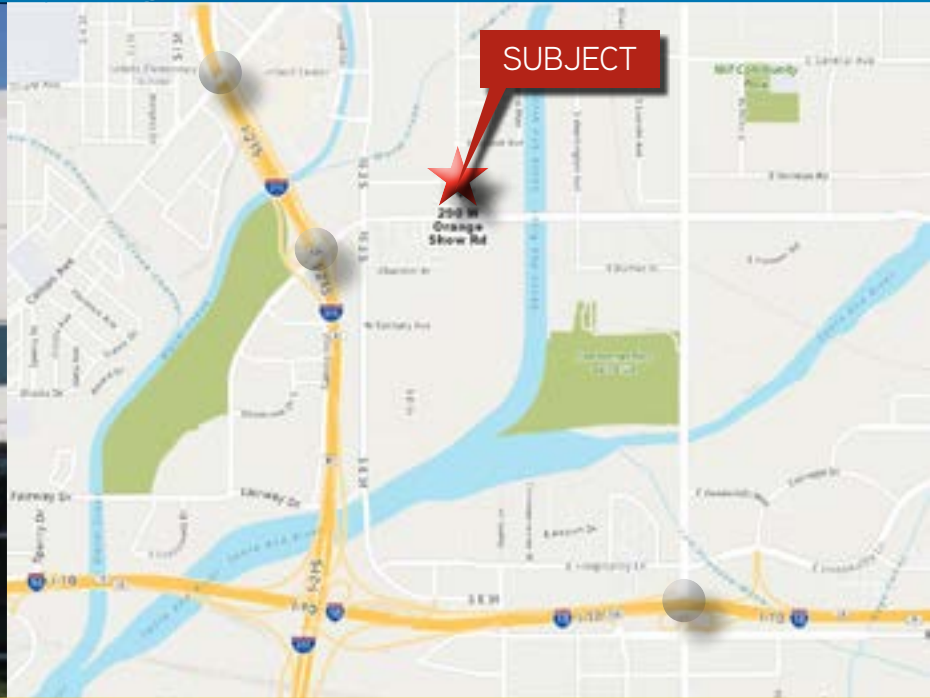


FOR LEASE > ±2,662 SF INDUSTRIAL CONDO > FLEXIBLE ZONING

# Essex Orange Show Business Park

290 W. ORANGE SHOW LN., UNIT 106, SAN BERNARDINO, CA 92401



## Features

- > ±952 SF Office (Additional Office Possible)
- > 18' Warehouse Clear Height
- > 200 Amps, 120/208 Volts
- > 1 (One) Ground Level Door
- > .45/3,000 GPM
- > 2.99:1000 Parking Spaces
- > Built in 2005
- > IL Zoning: Office, Industrial, Retail Possible
- > 1/3 Mile to New 215 Freeway On/Off Ramp
- > 1.1 Mile to 10 FWY
- > 3.1 Mile to 210 FWY

MARK ZORN  
License No. 01303982  
DIR 1+ 909 937 6318  
mark.zorn@colliers.com

COLLIERS INTERNATIONAL  
2855 E. Guasti Road, Suite 401  
Ontario, CA 91761-7645  
www.colliers.com