Brookfield
Properties

Gateway South
Distribution Center

Building 1

825 E. CENTRAL AVE. SAN BERNARDINO, CA

969,456 sq. ft. AVAILABLE	**148 total** DOCK DOORS
±27,292 sq. ft. OFFICE AREA	**4 total** GROUND LEVEL DOORS
30' CLEAR HEIGHT	**164** TRAILER PARKING STALLS

FEATURES

New Roof

Solar Panels

100% HVAC climate-controlled warehouse area with insulated walls.

Efficient operations with 148 dock high and 4 ground level doors.

Ample parking with 561 auto stalls and 164 trailer stalls.

Five separate large scale restroom facilities can potentially accommodate up to 1,200 employees per shift.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+
square feet of logistics space

550+
warehouse, distribution and cold storage properties

90M+
square foot development pipeline



Vision

Gateway South Distribution Center

Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions

Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.

The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.

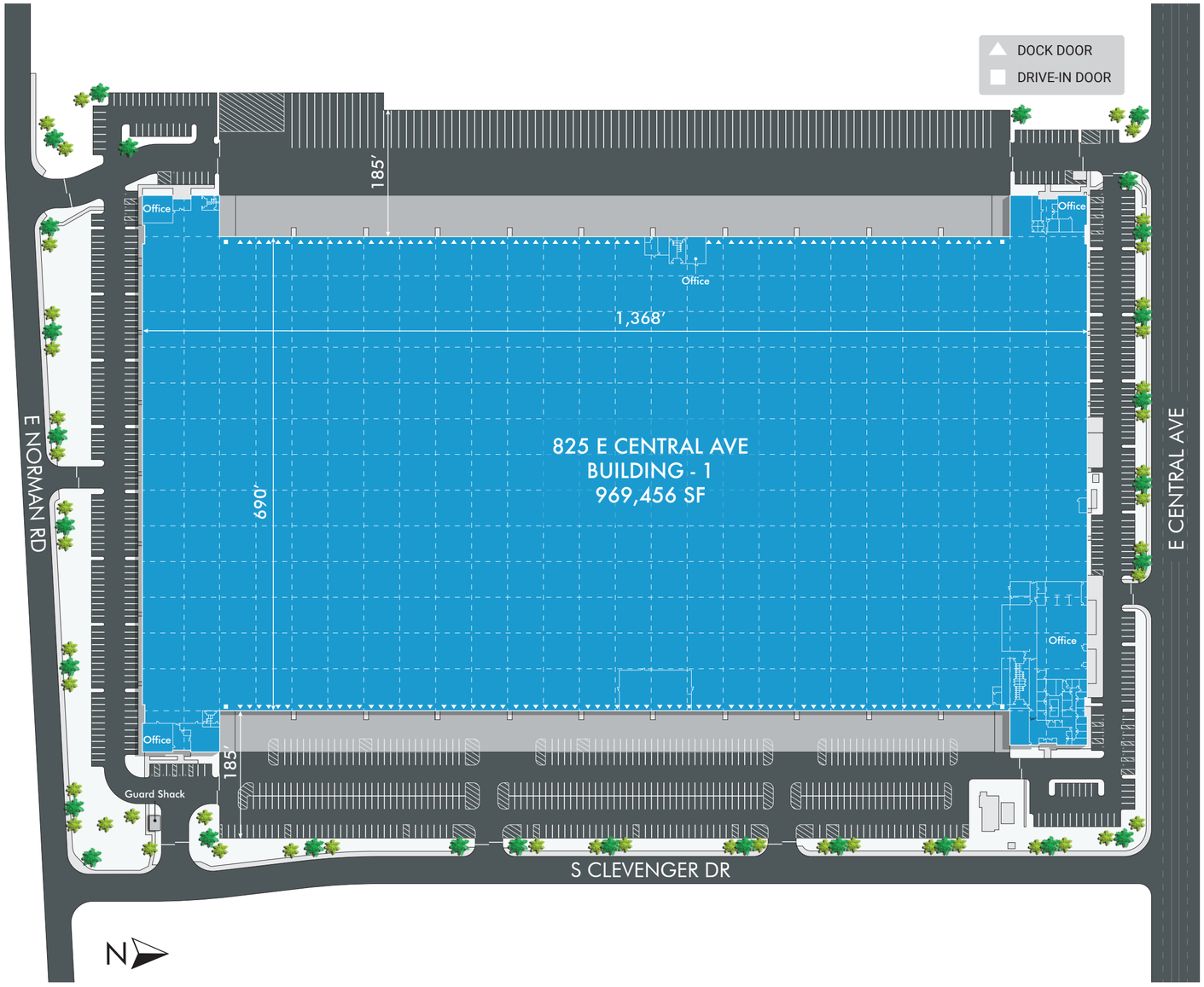
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

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Building 1 Specifications

Building Size	**969,456 sq. ft. on 39.43 acres**
Office Space	**±27,292 sq. ft. (Built-to-Suit)**
Clear Height	**30′**
Dimensions	**1,368′ x 690′**
Column Spacing	**52′ x 50′**
Dock Doors	**148 (9′ x 10′) doors**
Drive-ins	**4 (12′ x 14′)**
Truck Courts	**185′ (east and west ends)**
Format	**Cross-dock**
Trailer Parking	**164 stalls**
Automobile Parking	**561 spaces**
Sprinklers	**ESFR**
Skylights	**2.5%**
Solar Panels	**Yes**
Power	**10,000 Amps 277-480**



561 Automobile Parking

148 Dock Doors

30’ Clear Height

52’ x 50’ Column Spacing

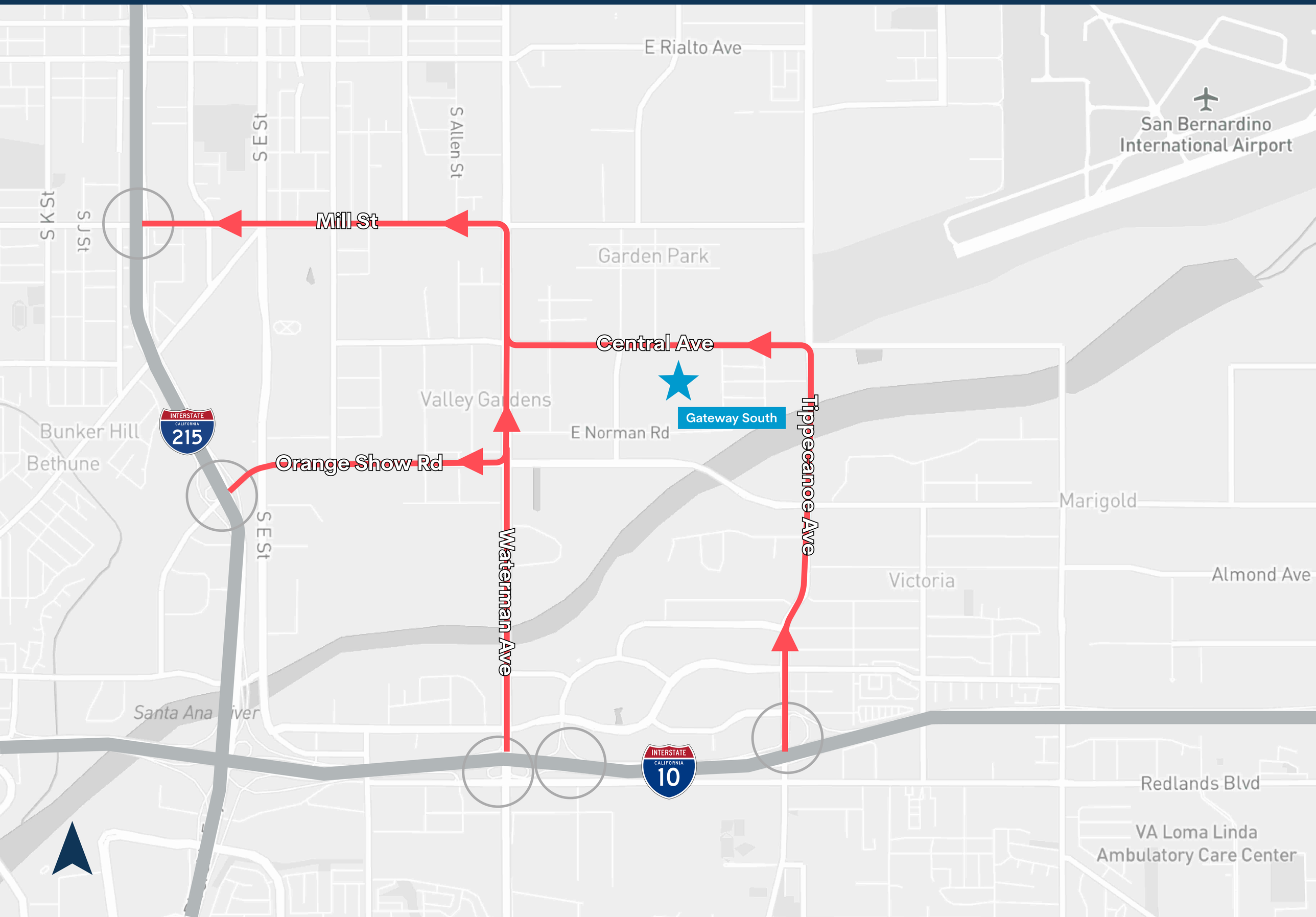
4 Drive-In Doors

185’ Truck Court Depth

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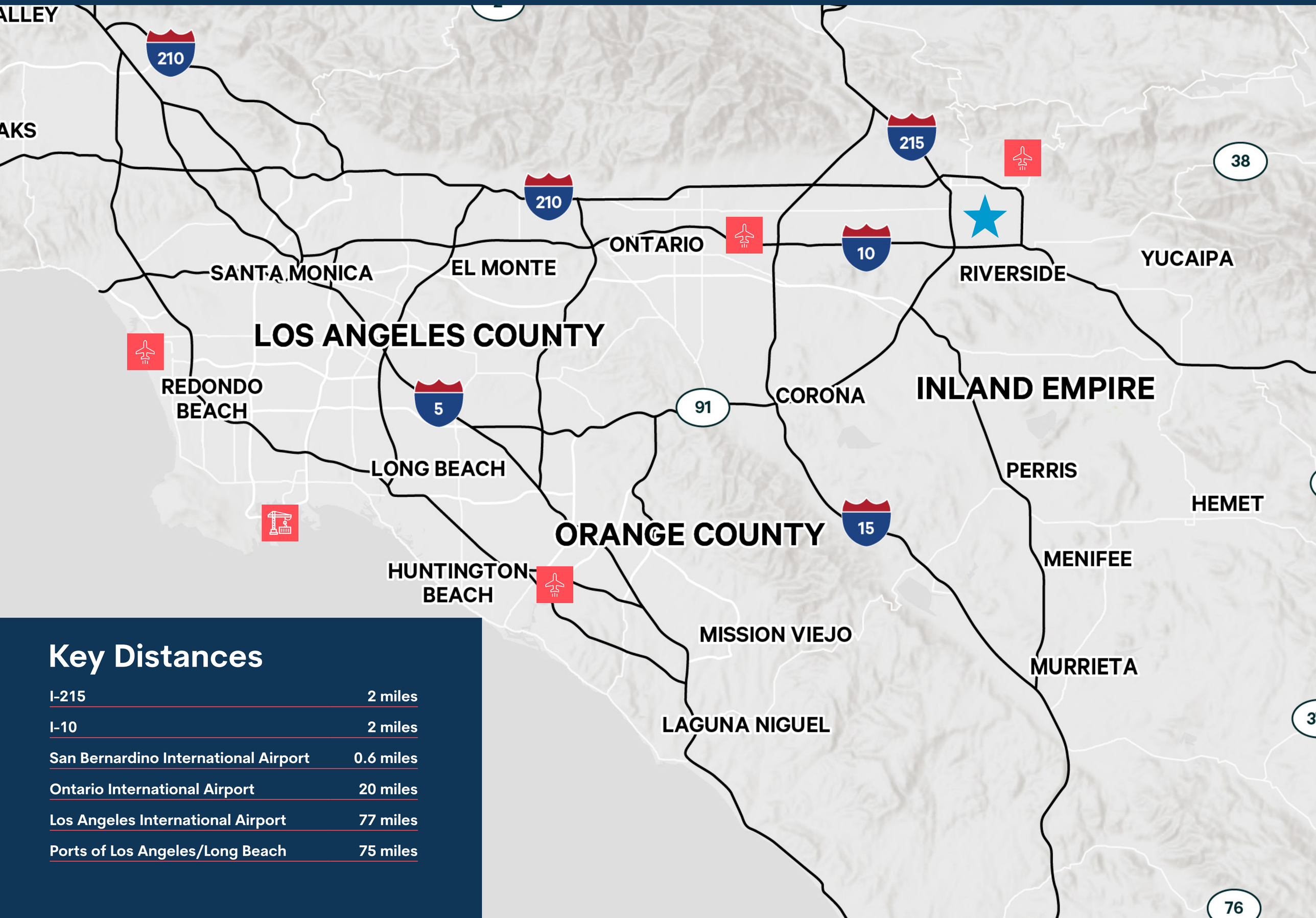
Accessibility & Connectivity

Brookfield Properties



Area Map & Key Distances

Brookfield Properties



Key Distances

I-215	2 miles
I-10	2 miles
San Bernardino International Airport	0.6 miles
Ontario International Airport	20 miles
Los Angeles International Airport	77 miles
Ports of Los Angeles/Long Beach	75 miles

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