



At the intersection of
Functionality & Accessibility



LEASED & MANAGED BY:



DEVELOPED BY:



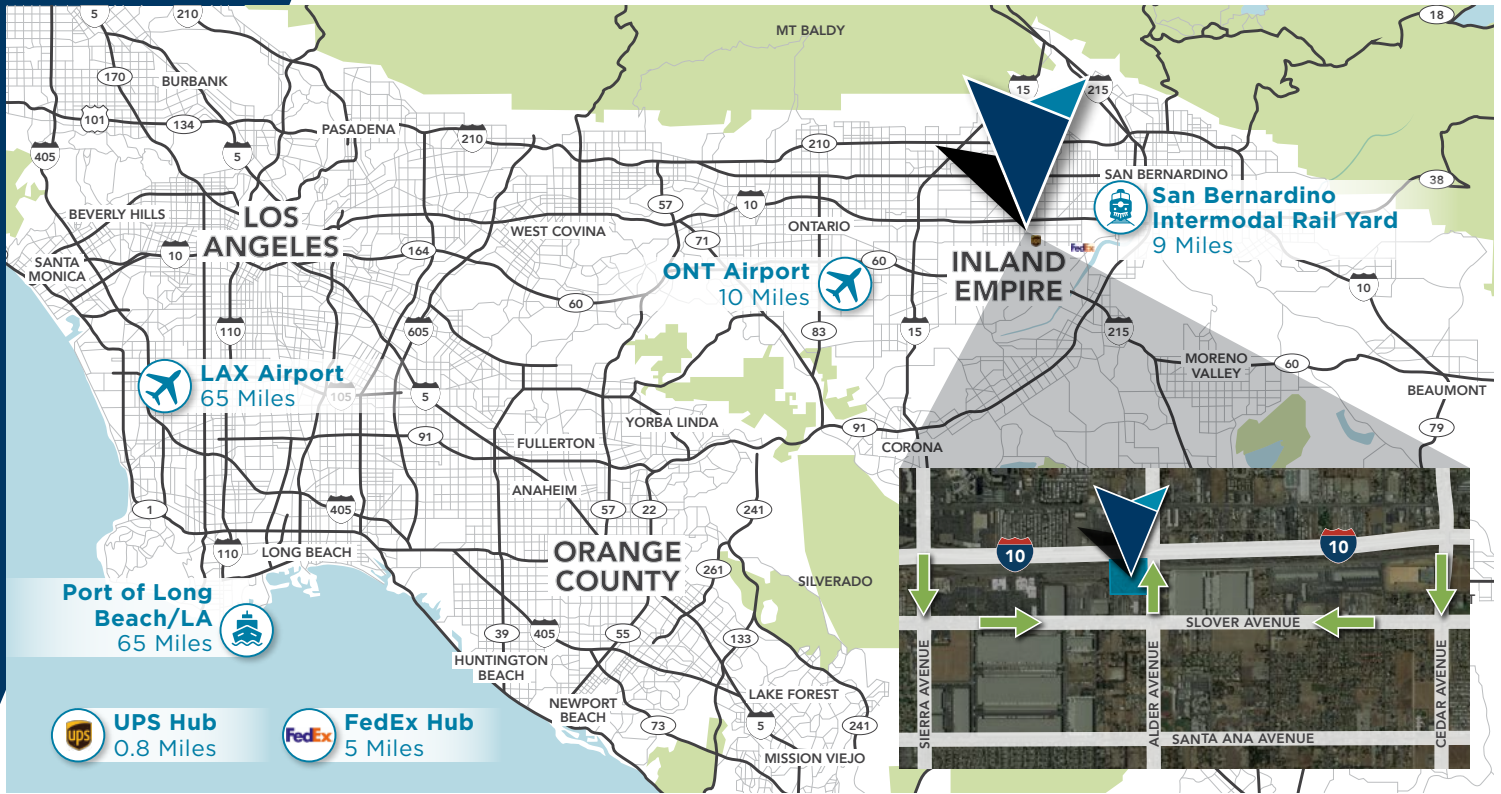
ALDER

COMMERCE CENTER

STRATEGICALLY LOCATED
NEXT TO I-10

180 FOOT TRUCK
COURT DEPTH

21 DOCK DOORS



FOR MORE INFORMATION,
PLEASE CONTACT:

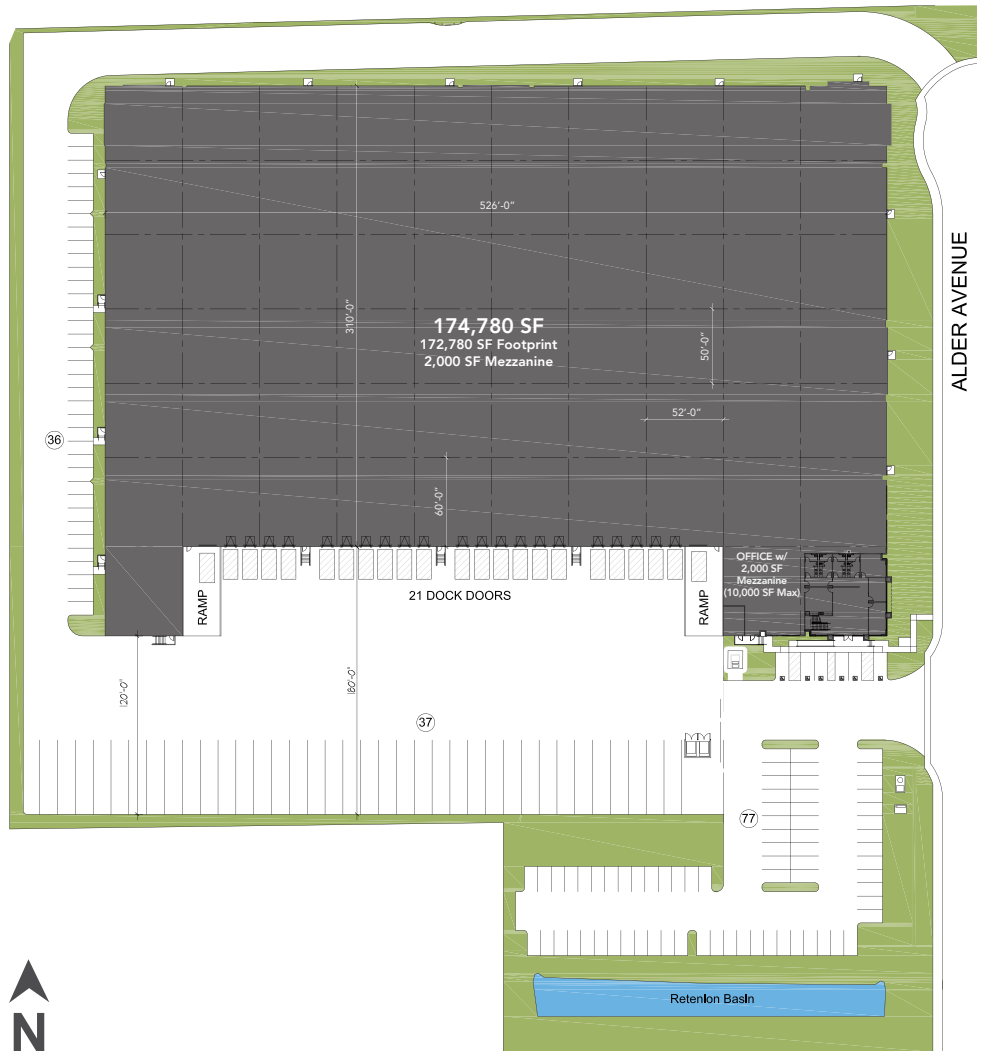
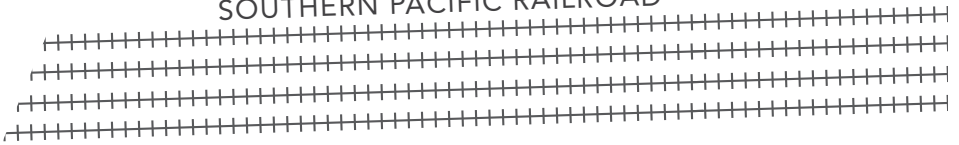
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BRAD YATES, SIOR
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174,780 SF AVAILABLE



SOUTHERN PACIFIC RAILROAD



PROPERTY HIGHLIGHTS

Address	10380 Alder Avenue Bloomington, CA
Building SF	174,780 SF
Warehouse Footprint	171,780 SF
Ground Floor Office	3,000 SF
Mezzanine Office	2,000 SF
Site Acreage	8.72 Ac.
Clear Height	32'
Building Depth	310'
Dock Doors	21
Drive-in Doors	2
Truck Court	180'
Trailer Parking	37

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PROPERTY SPECIFICS

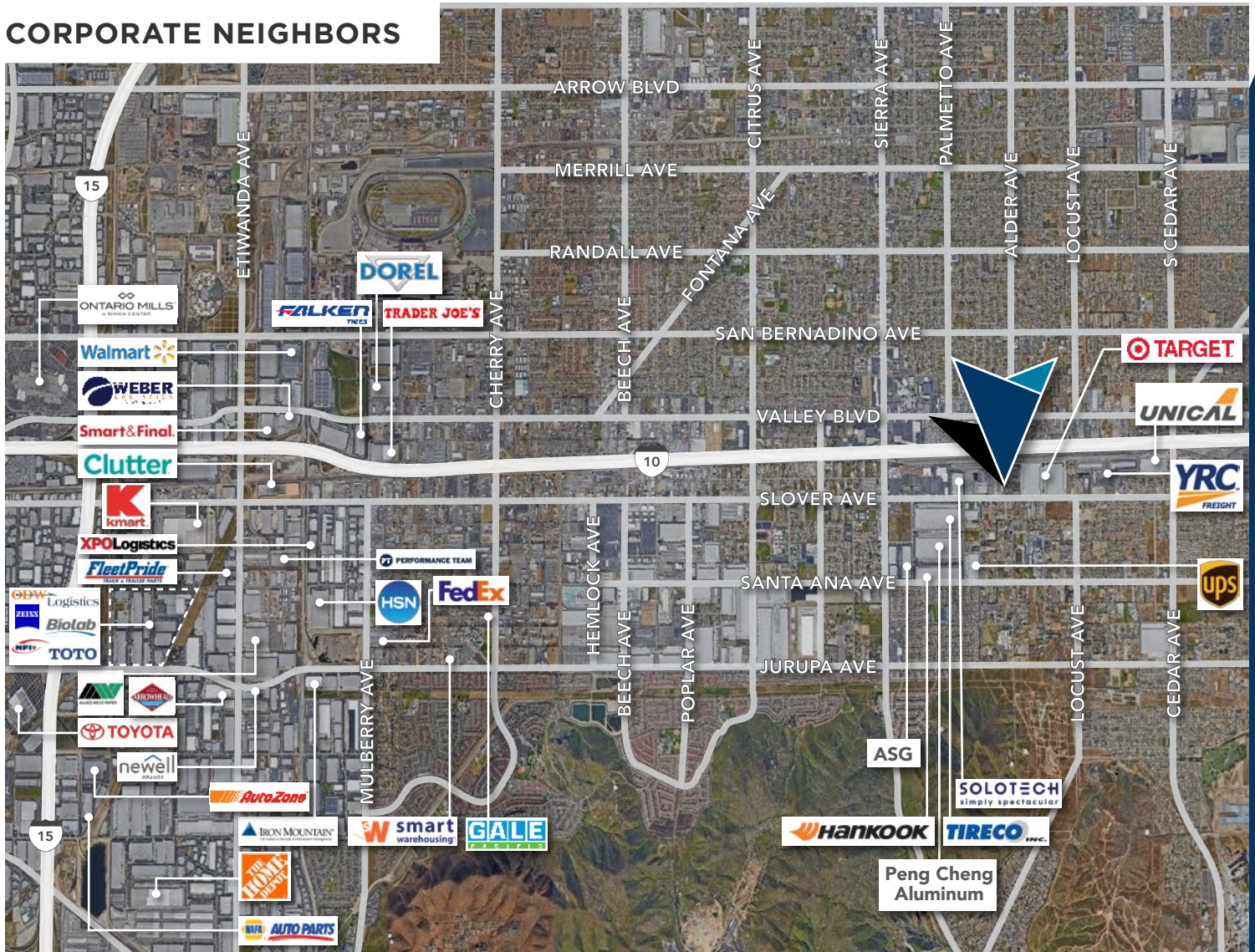
Ground Breaking:	Q4 2020
Yard:	Fully Secured Drive Around Capable
Concrete:	100% Site Concrete Auto and trailer parking is 100% concrete
Floor Slab:	7" Thick
Skylight Ratio:	2.5%

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CORPORATE NEIGHBORS



Bay Spacing:	52' x 50' (60' at the speed bay)	Power:	2,000 amp (w/4,000a UGPS)
Parking:	113 Automobile Parking 37 Trailer Stalls (Off Dock)		480/277 Volt, 3 Phase 4 Wire Main: 2,000/3 GFI C/B*
Loading:	21 Dock Door Positions (9' x 10') 2 Grade Level Doors (12' x 14')		AIC: 100K AIC Sym. Electrical Room
Sprinkler System:	K25 heads @ 25 psi Accommodates Class I through IV commodities		Electric Provider: SCE

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