

FOR LEASE

+30,918 SF INDUSTRIAL BUILDING

REDLANDS CORPORATE CENTER

\$0.49 PSF YEAR ONE TEASER RATE



1135 RESEARCH DRIVE, UNIT A | REDLANDS, CA 92374



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PROPERTY HIGHLIGHTS

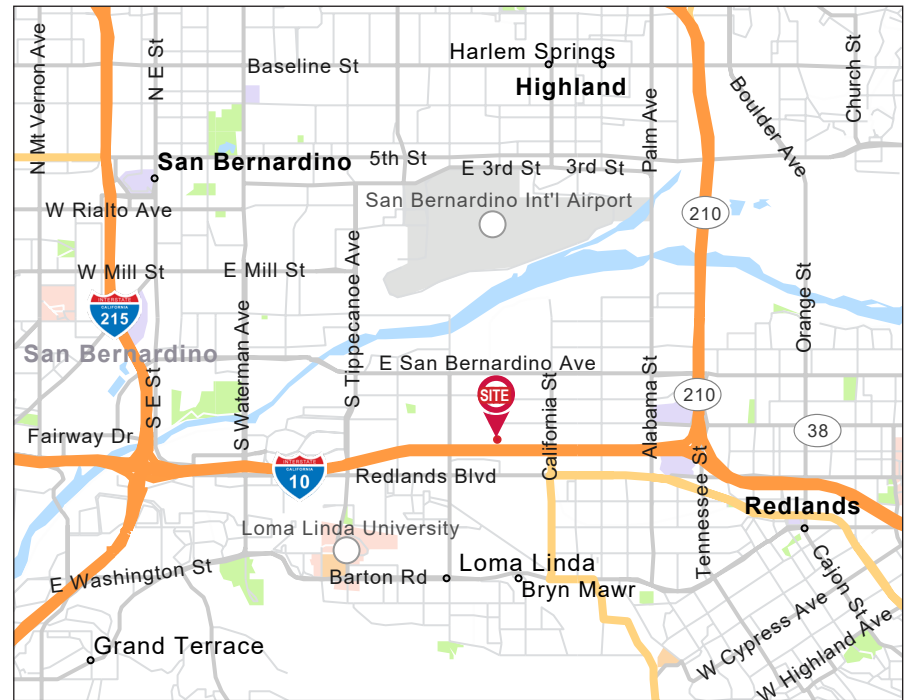
Industrial Building: $\pm 30,918$ SF

Availability: Now

Business Park: Redlands Corporate Center

Location: Excellent Freeway Access to I-10 at California St & Mountain View Ave

- ▶ $\pm 4,894$ SF Office
- ▶ 5 Ground Level Doors
- ▶ 2 Dock High Loading Doors
- ▶ 24' Clear Height
- ▶ SP-42 Zoning
- ▶ 3:1 Parking Ratio
- ▶ 600 Amps; 277/480V (Need to Verify)
- ▶ Rehab Complete



PROPERTY PHOTOS



SITE PLAN

