

FOR SALE/LEASE:

**±49,510 SF TOTAL (5 WAREHOUSE BLDGS)
ON 2.27 ACRES**

**1700 E. COLTON AVENUE
REDLANDS, CA 92373**



**LEE &
ASSOCIATES**
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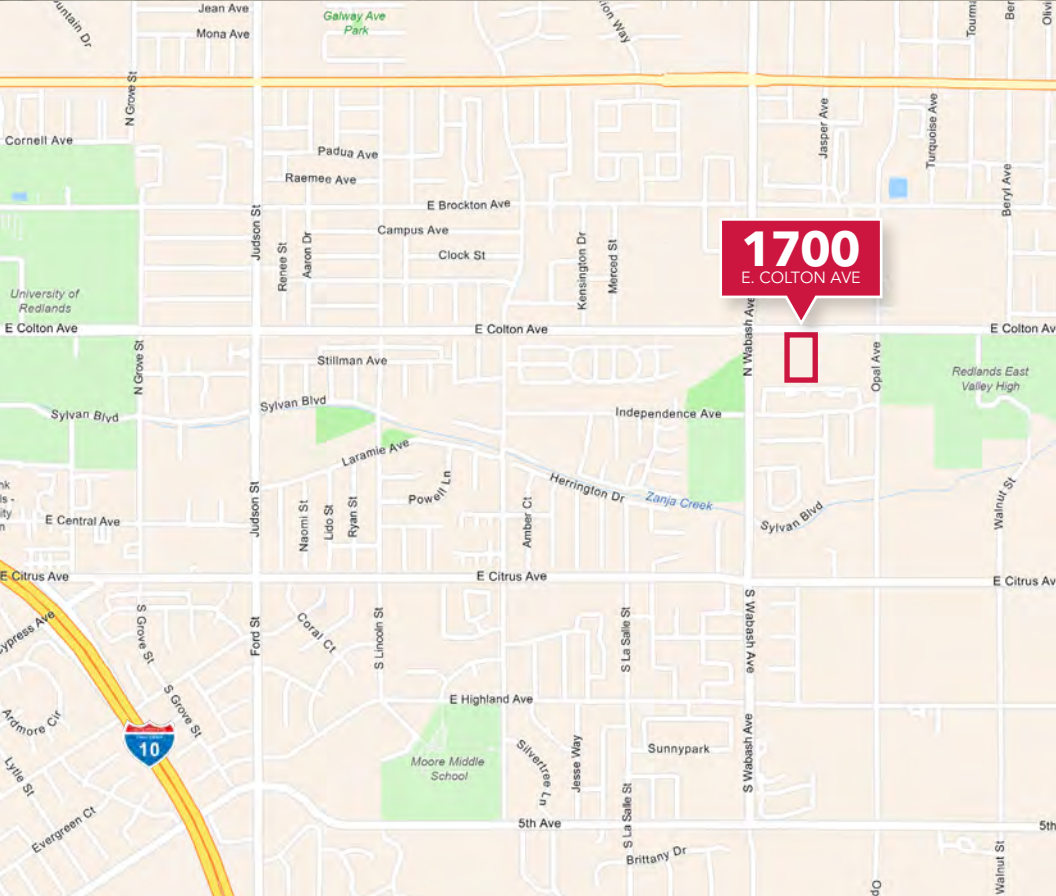
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PROPERTY FEATURES

Address:	1700 E Colton Avenue & 730 Wabash Avenue Redlands, CA 92374
Asking Price:	\$7,000,000 (±142.00/SF)
APN:	0299-011-17
Improved SF:	5 Commercial/Industrial Buildings Totaling 49,510 SF on ±2.27 Acres of Improved Land
Office Size:	3,877 SF
Optional Land Area:	An Additional 2.34 Acre Adjacent Developable Land Parcel to be Purchased Separately
Building Coverage:	44.5%
Year Built:	1968
Zoning:	Community Industrial (I-C)
Loading:	19 Grade Level Loading Doors
Power (Verify):	400 Amps, 120-280V; 3 Phase
Clear Height:	Various Ceiling Heights up to 14' Minimum

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PROPERTY HIGHLIGHTS

- ±49,510 SF - 4 Warehouse Buildings:
 - Buildings 1 & 5: ±25,930 SF
 - Building 2: ±3,180 SF (LEASED)
 - Building 3: ±9,900 SF (LEASED)
 - Building 4: ±10,500 SF
- IC - Community Industrial
- S.B. County Land- Zoning and Jurisdiction
- Asking Price: **\$7,000,000 (±\$142/SF)**

DEMOGRAPHICS (5 MILE)



POPULATION
115,244



HOUSEHOLDS
40,098



TOTAL EMPLOYEES
41,021



AVERAGE HH INCOME
\$151,348



BUILDING 4

SPACES AVAILABLE FOR LEASE

1700 E. COLTON AVENUE
REDLANDS, CA 92373



Premises Outlined in Red

*Site plan is not to scale and not guaranteed to be accurate.

AVAILABILITY

BUILDING	SIZE	LEASE RATE
4	±10,500 SF	\$1.00/SF/Modified Gross
1 & 5	±25,930 SF	\$1.00/SF/Modified Gross



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