

FOR SUBLEASE
±193,000 SF AVAILABLE

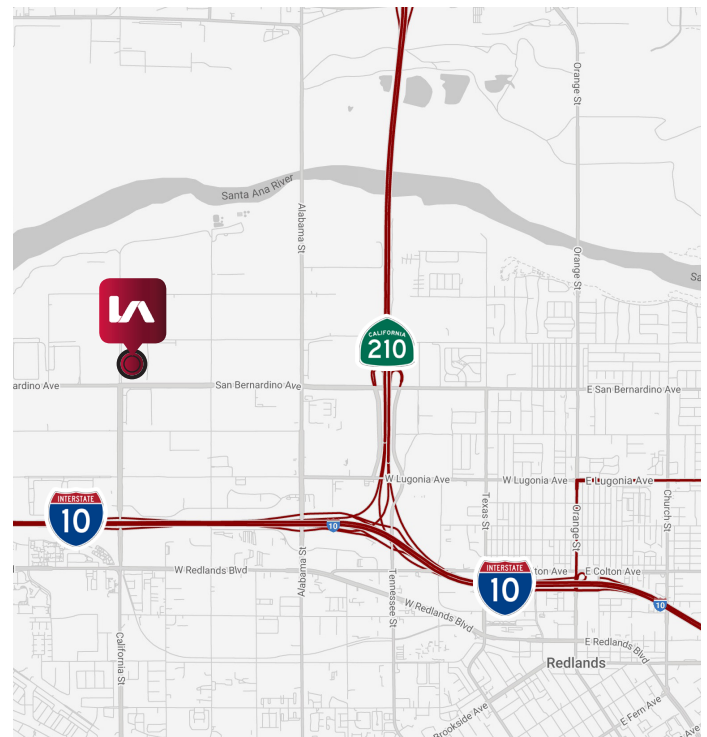
26525 PIONEER AVENUE
REDLANDS, CA 92374



PROPERTY FEATURES

- ±193,000 SF Available
- ±5,080 SF Office Plus ±1,015 SF Shipping Office
- 786,231 SF Land Size
- 28 (9' X 10') Dock High Truck Positions/25 Doors Equipped with Levelers and Lights
- 1 (12' X 14') Ground Level Ramp
- 185' Truck Turning Radius
- 36' Clear Height
- ESFR Sprinkler System
- 1,200 Amps, 480/277 Volts, 3 Phase, 4 Wire
- 20 Battery Charging Stations
- 3 Hvs Warehouse Fans
- 222 Parking Spaces
- 79 Trailer Storage Spaces
- 100% Concrete Truck Courts
- 3% Skylights
- Architectural Two-story Glass Entries
- 8 Thick Reinforced, 4,000 Psi Concrete Floor Slabs
- Abundant Clerestory Glass
- Energy Efficient T-5 Warehouse Lights
- White Scrim Foil
- Both Yard Gates Motorized
- Excellent Access to I-10, CA-210 and I-15 Freeways

LOCATION MAP



MICHAEL CHAVEZ

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DRE #00929693

VALENTINA CADOGAN

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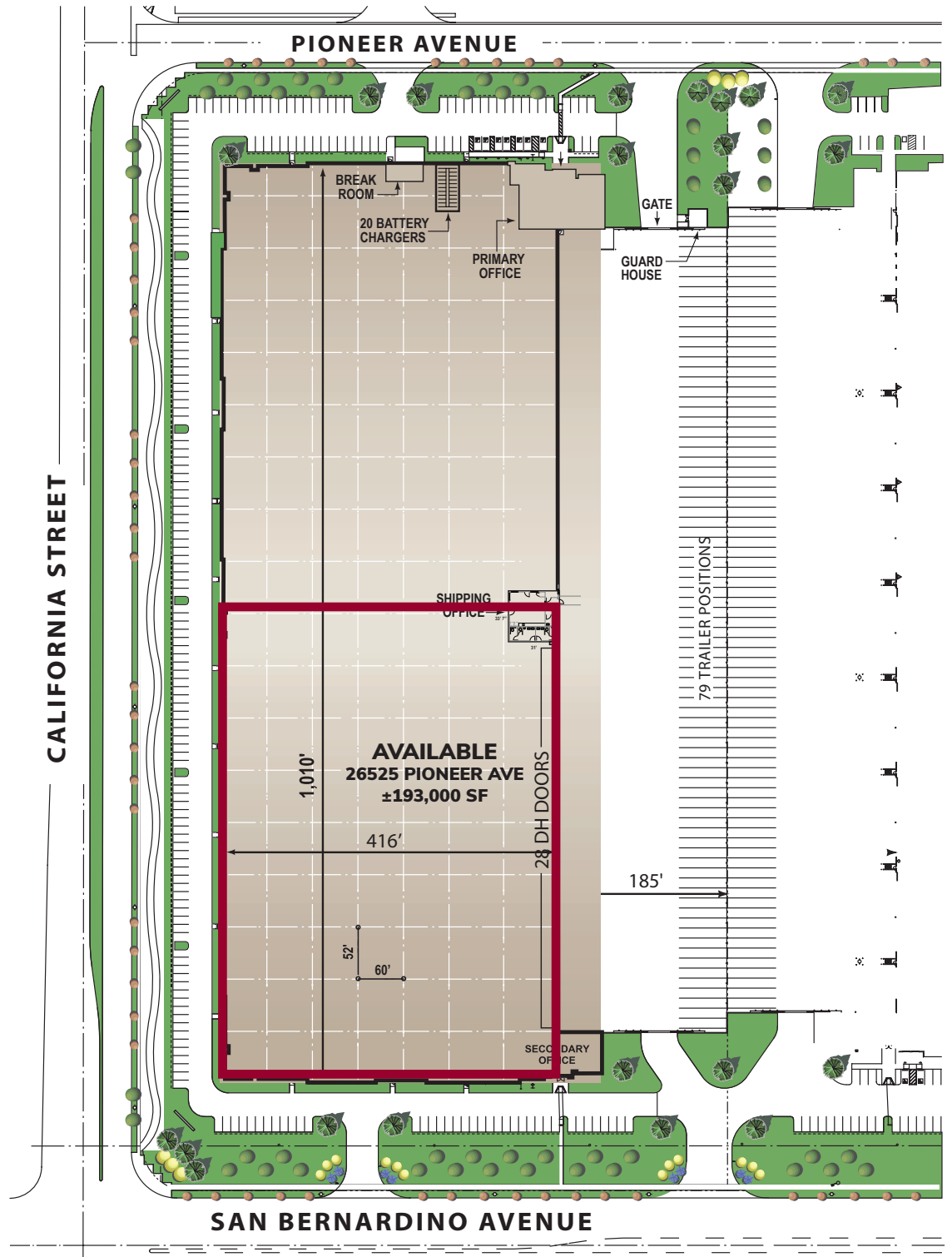


COMMERCIAL REAL ESTATE SERVICES
Corporate ID: 00976995

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SITE PLAN



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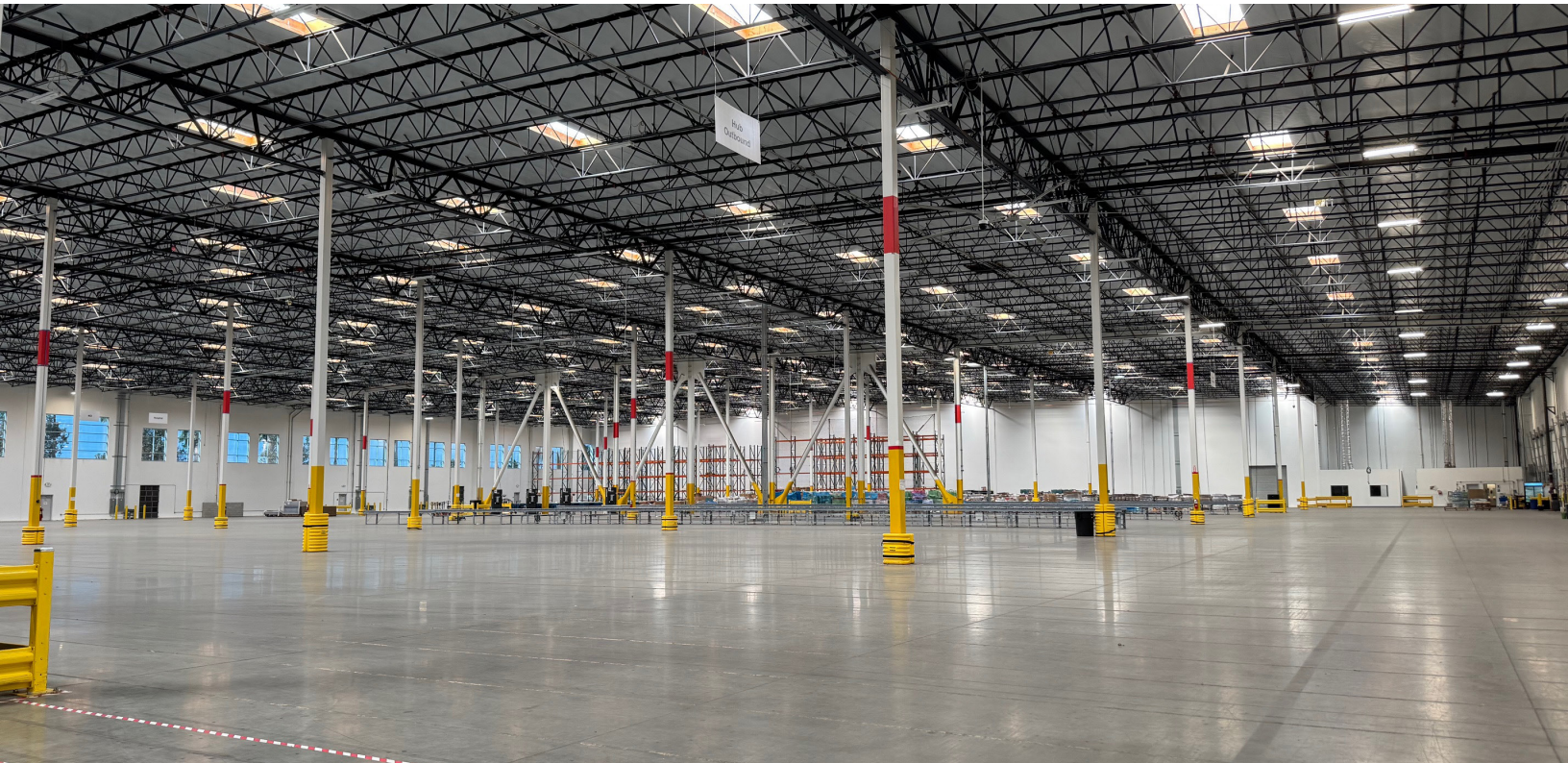
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