

Investment Building Group

owner/developer

**20,400 sq. ft.
available in Redlands**

- State of the art high image building
- Dock high and at grade loading
- ESFR fire suppression
- 25 ft. warehouse clear height



ADDRESS:

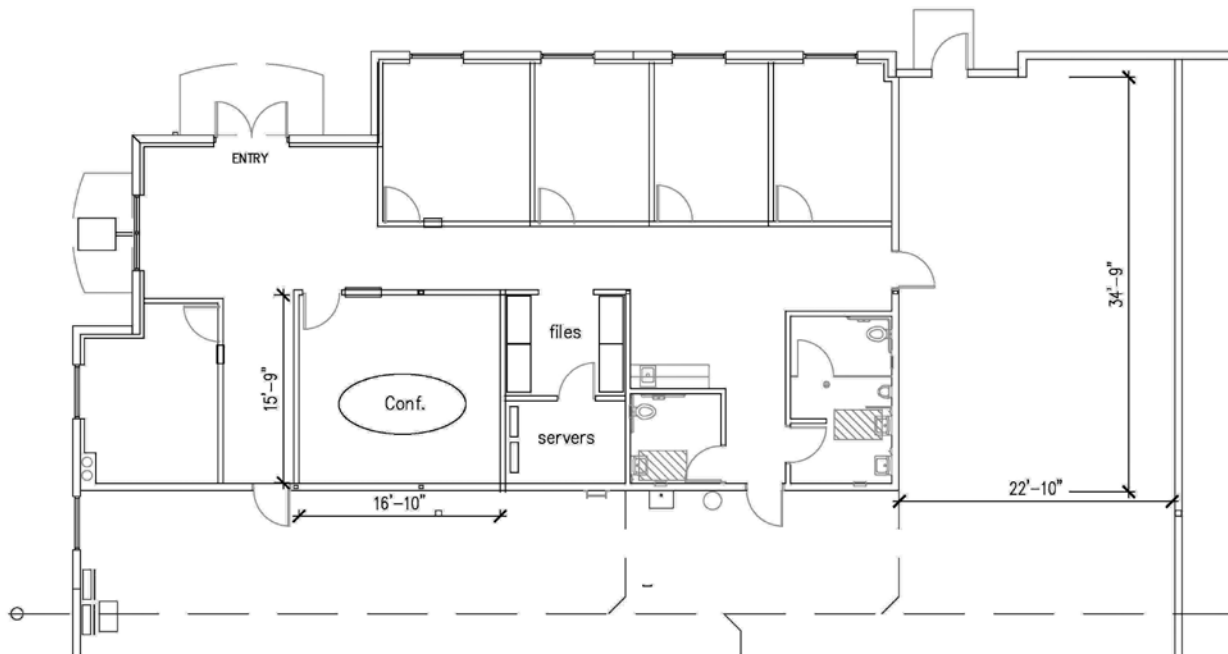
1645 West Park Avenue, Suite 200
Redlands, California 92373



Easy access to the I-10 and I-210 Freeways via the Alabama Street on/off ramps

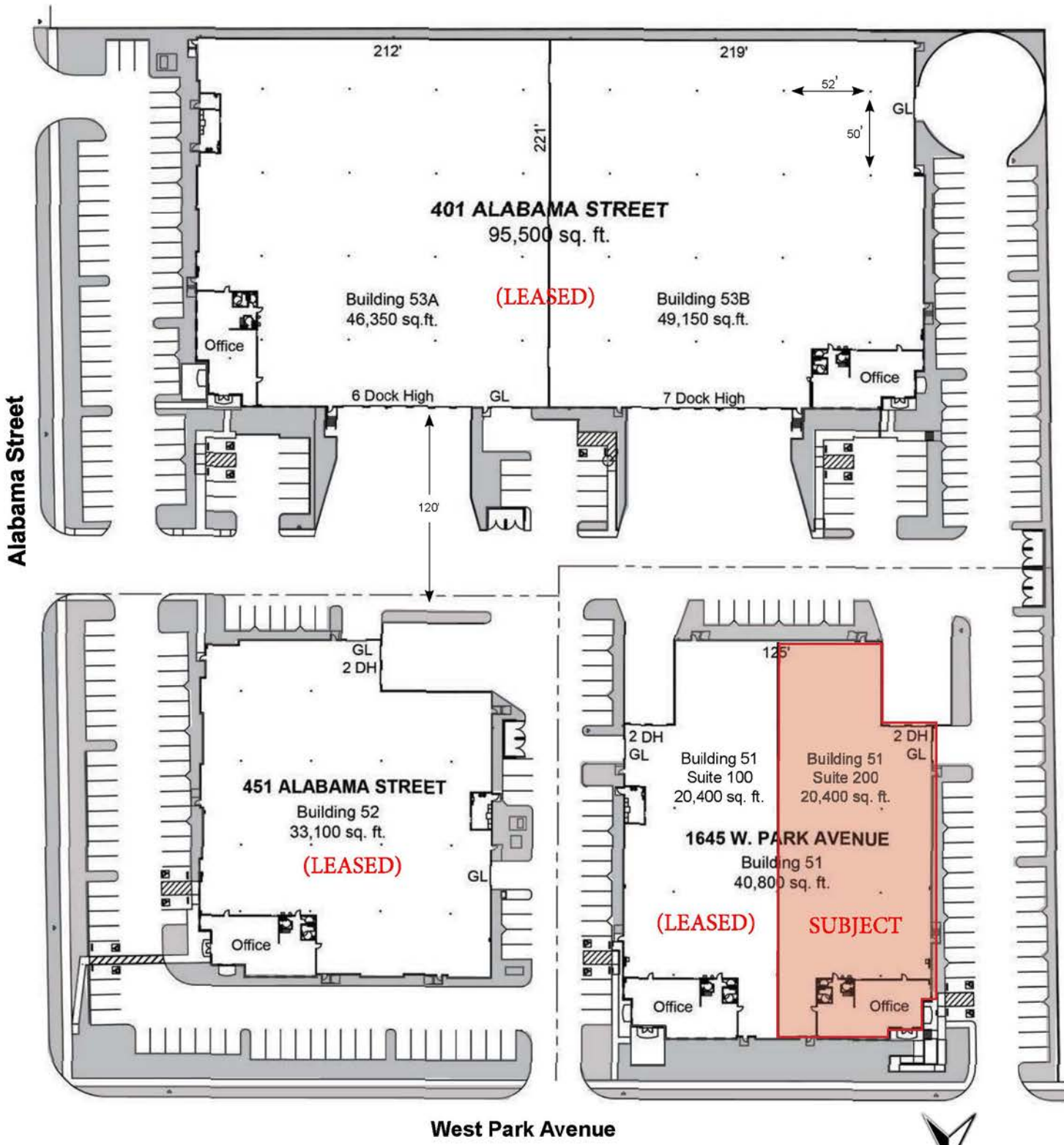
BUILDING FEATURES:

- Identity location with easy freeway access
- Generous 52' x 50' column spacing
- 25' foot warehouse clear height
- 2 dock high and 1 grade loading doors
- 2,500 sq. ft. of office with bonus mezzanine above for future expansion
- ESFR warehouse fire suppression system
- 3.0% skylights for excellent warehouse lighting
- 400 amps of 277/480 volt 3-phase power
- Highly efficient LED warehouse lighting
- Foil insulated roof for better temperature control
- 6" 4,000 psi steel-reinforced floor slab
- EV/IC commercial industrial zoning
- 2021 property taxes of \$.12/sf/month

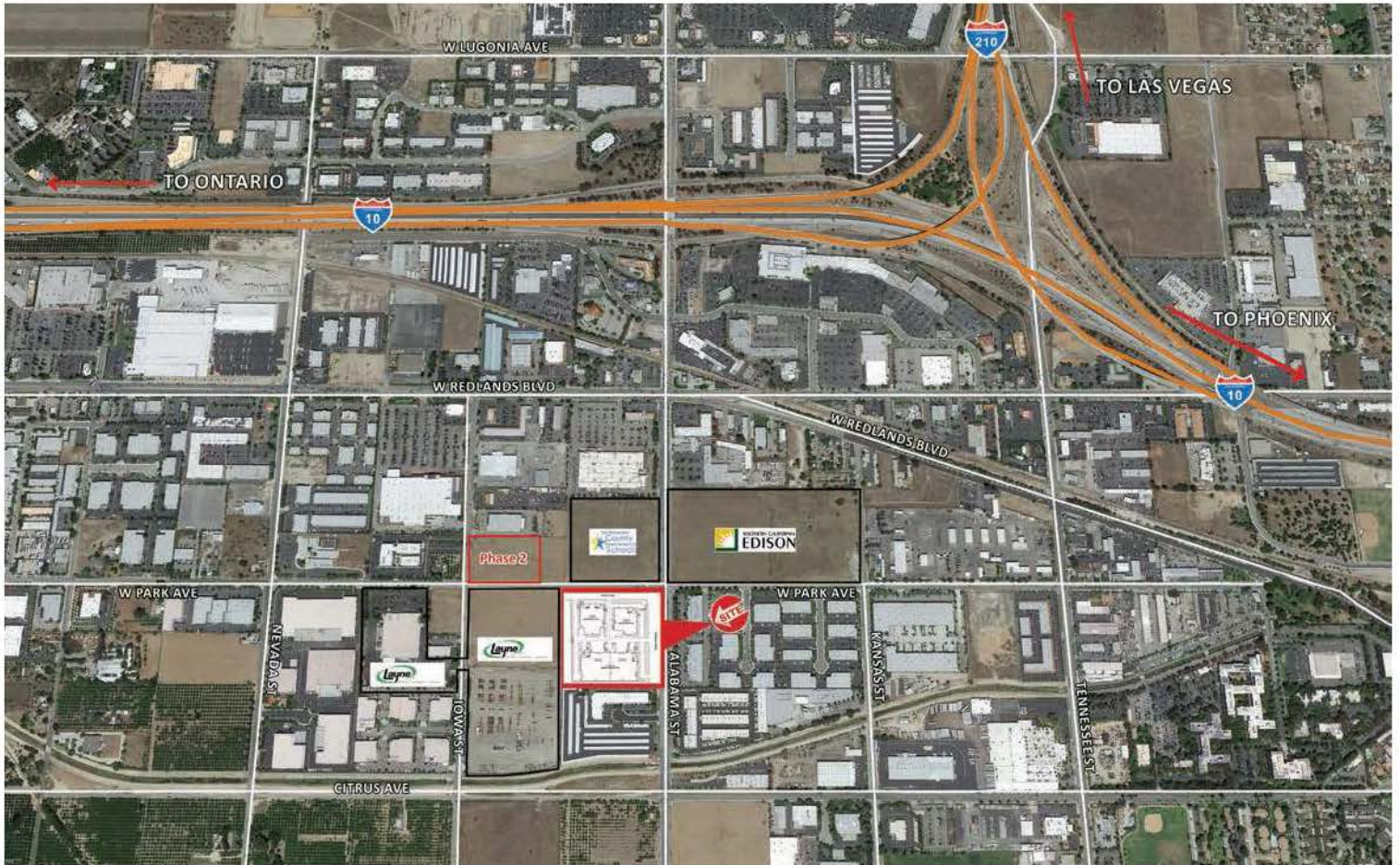


Office Layout

The approximately 2,500 sq. ft. of modern office space includes 5 executive offices, a conference room, server room and men's and women's restrooms.



Investment Building Group
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