

Investment Building Group

owner/developer

33,100 sq. ft.
available in Redlands

- High image corner location
- Dock high and at grade loading
- ESFR fire suppression
- 25 ft. warehouse clear height
- Abundant parking



ADDRESS:

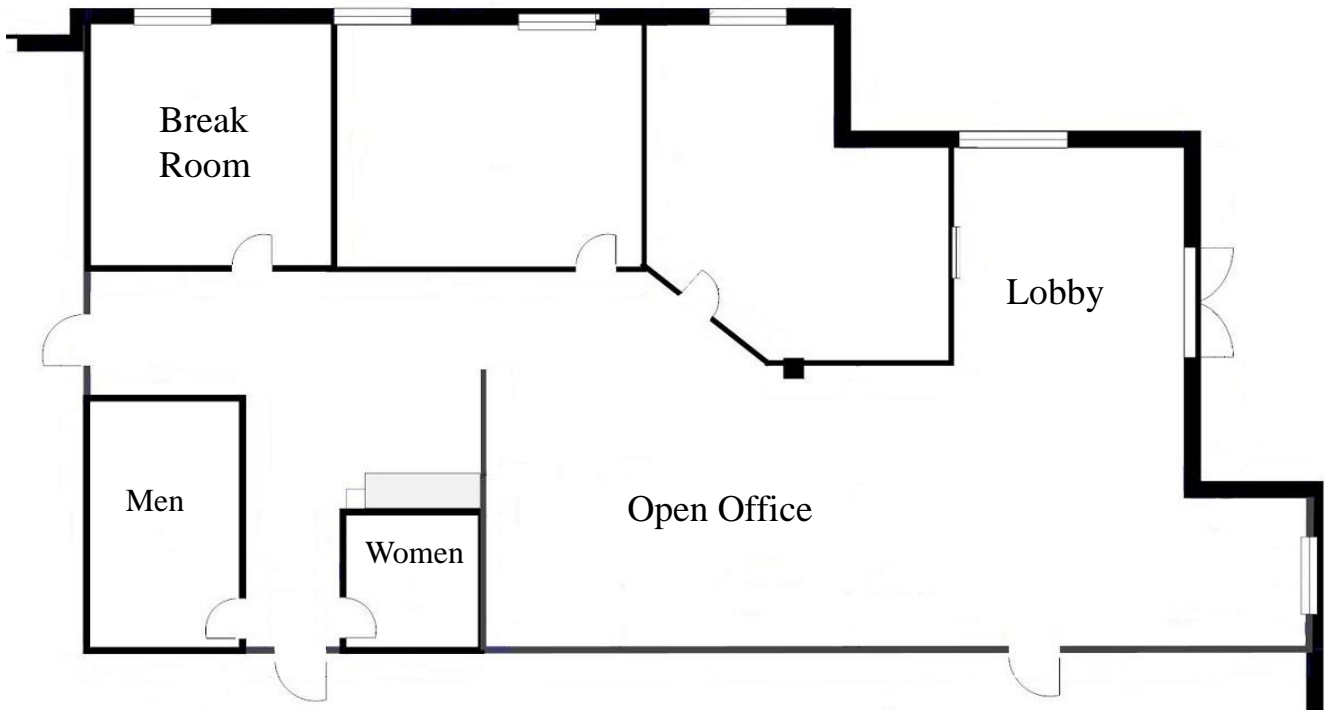
451 Alabama Street
Redlands, California 92373



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

BUILDING FEATURES:

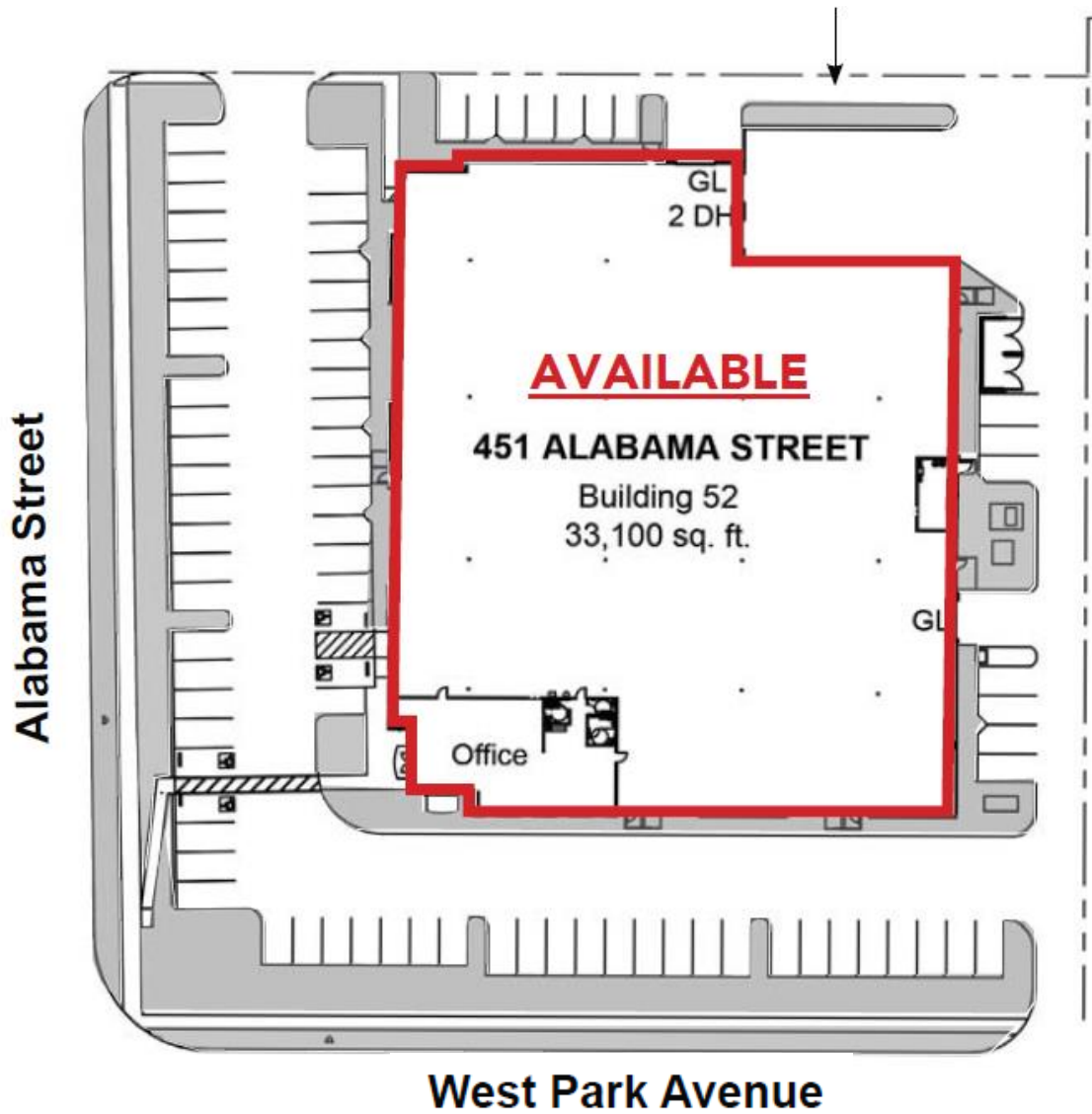
- Identity location with easy freeway access
- Generous 52' x 50' column spacing
- 25' foot warehouse clear height
- 2 dock high and 2 grade loading doors
- 2,500 sq. ft. of office with bonus mezzanine above for future expansion
- ESFR warehouse fire suppression system
- 3.0% skylights for excellent warehouse lighting
- 800 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
- 2023 property taxes of \$.21/sf/month



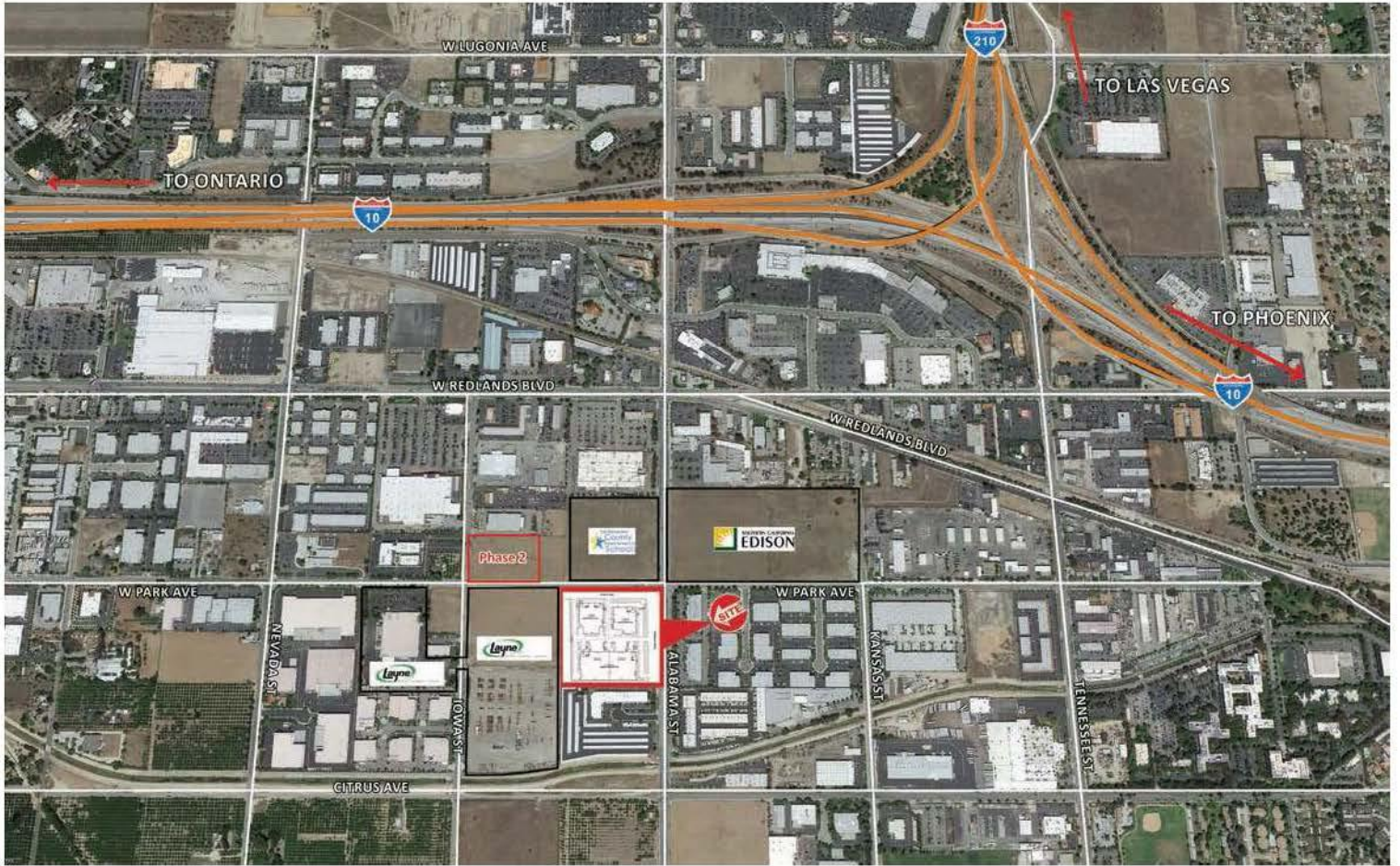
Office Layout

The approximately 2,500 sq. ft. of open floorplan office includes a break room and men's and women's tiled restrooms.

Site Plan



Investment Building Group
owner/developer
5100 Campus Drive, Suite 300
Newport Beach, California 92660
(949)263-1111



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