

Investment Building Group

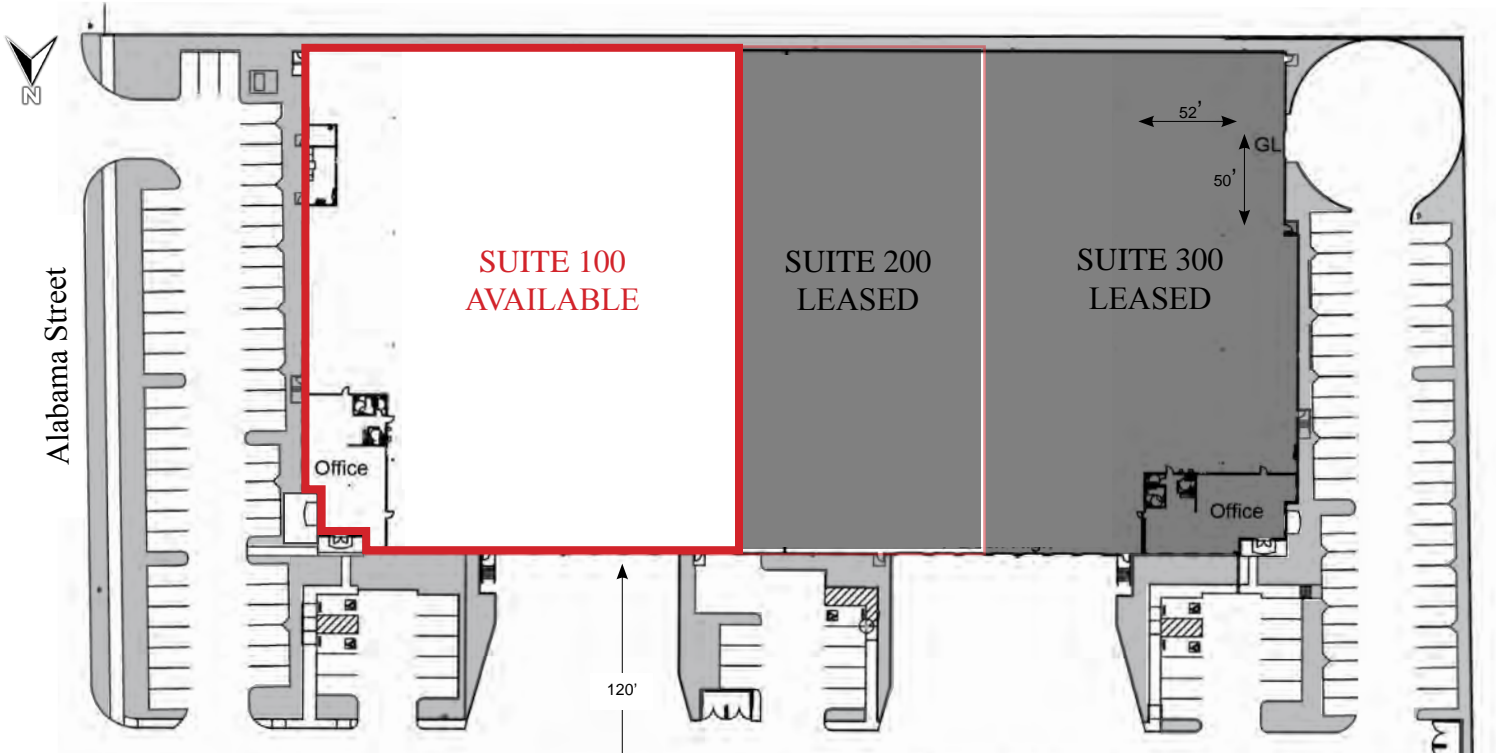
owner/developer

±46,350 SF
Available in Redlands

- Identity location with easy freeway access
- Dock high and grade level loading
- ESFR fire protection
- Office suites have coffee bars and men and women tiled rest rooms and bonus mezzanine structure above
- Wide column spacings for flexible rack layouts
- 6-inch 4000 psi steel-reinforced floor slabs
- Highly efficient LED warehouse lighting
- 3% skylights for better day lighting
- Generous on site auto parking

401 Alabama Street, Redlands, California



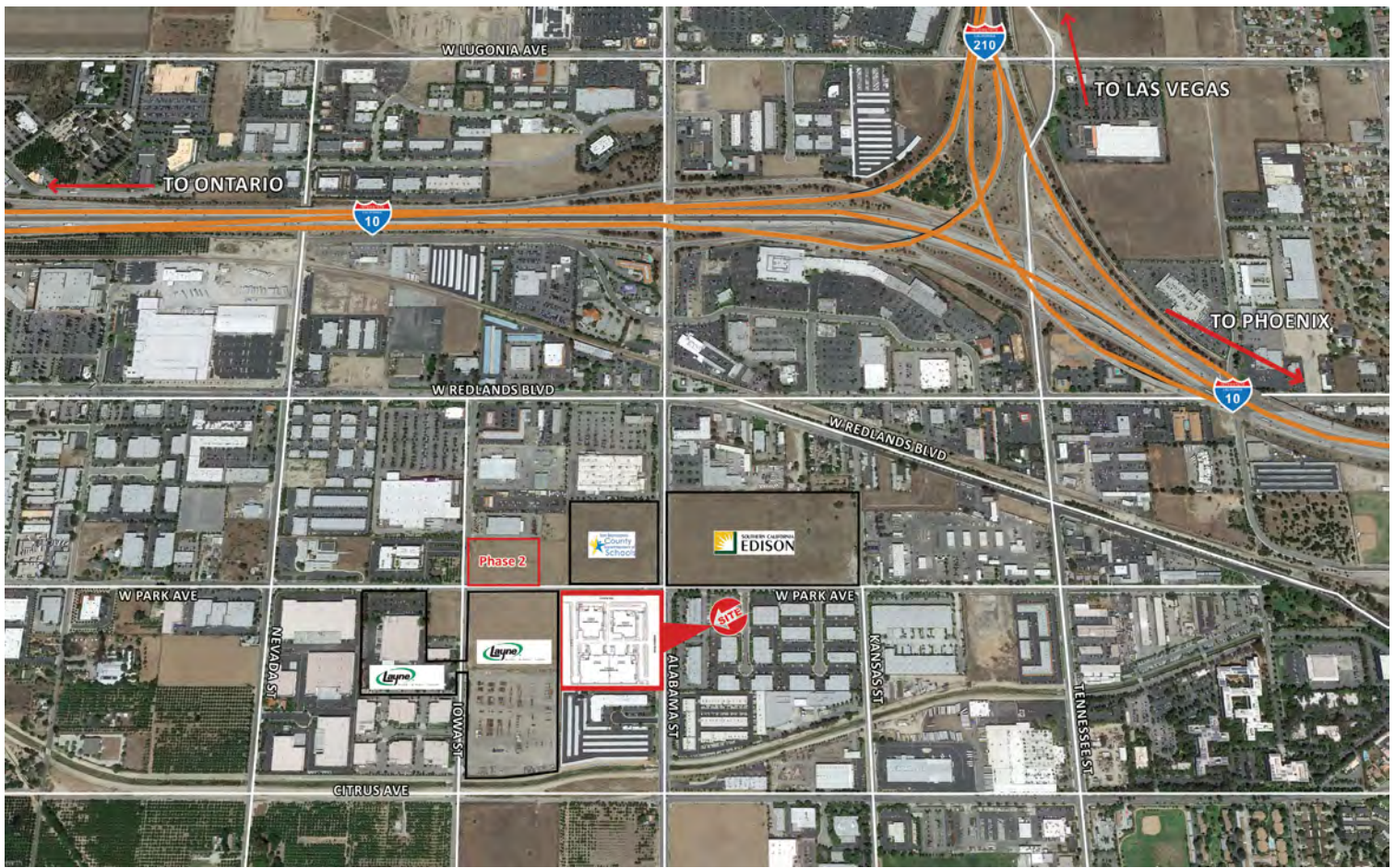


| | Suite 100 | Suite 200 LEASED | Suite 300 LEASED | Full Building |
|--------------------------|---------------------------|----------------------------|----------------------------|-----------------------------|
| Address | 401 Alabama Ave | 401 Alabama Ave | 401 Alabama Ave | 401 Alabama Ave |
| Building Size | 46,350 SF | 19,550 SF | 29,600 SF | 95,500 SF |
| Office | 2,500 SF | 1,000 SF | 2,500 SF | 5,000 SF |
| Lot Size | n/a | n/a | n/a | 4.53 acres |
| Clear Height | 30' | 30' | 30' | 30' |
| Dock High Positions | 6 | 3 | 7 | 13 |
| Ground Level Doors | 1 | possible | 1 | 2 |
| Metered Electric Service | 800 amps 277/480 volts | 400 amps 277/480 volts | 400 amps 277/480 volts | 1,800 amps 277/480 volts |



Herrick Johnson
 hjohnson@lee-associates.com
 D 951.276.3632
 BRE#: 01013436

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401 Alabama Street,
Redlands, California 92373

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BRIAN BARGEMANN
Executive Vice President
949.263.1111
brianb@ibg-usa.com

LOCATION:



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

Investment Building Group
5100 Campus Drive, Suite 300
Newport, CA 92660
www.ibg-usa.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

HERRICK JOHNSON
Senior Vice President
951.276.3632
hjohnson@lee-associates.com
License ID# 01013436

Lee & Associates Commercial Real Estate
Services, Inc.- Riverside
Corp ID# 01048055
3240 Mission Inn Ave
Riverside, CA 92507