

27195 Almond Avenue

Redlands, CA

±208,000 SF
Available for Lease

NOW OFFERING 12-MO. TERM @ \$1.00 GROSS — NO CONTIGENCIES



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* Parking spaces are approximate and to be verified.

Property Specifications

Building Size	±208,000 SF on ±9.54 Acres	Truck Court Depth	±180' fully secured truck court
Office SF	±6,000 SF of high image two (2) story office space	Warehouse Lighting	LED lighting
Clear Height	40'	Fire Supression	ESFR sprinkler system
Dock Doors	27	Auto Parking	161 spaces
Grade Level Doors	1	Trailer Parking	35 stalls
Dock Packages	Fifteen (15) - 45,000 lb mechanical pitted dock levelers	Power	2,000 AMP, 277/480 Volt, 3-Phase

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Location Highlights



5 mi
to San Bernardino Int'l
Airport



10.5 mi
to UPSP Intermodal
Yard - Colton



77 mi
to Ports of Los Angeles
and Long Beach



9 mi
to BNSF Intermodal Yard
San Bernardino



22 mi
to Ontario International
Airport



79 mi
to Los Angeles
International Airport

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