

OWNER/USER INDUSTRIAL MANUFACTURING FACILITY

1679 E Ramsey St, Banning, CA 92220

HIGHLY VISIBLE FROM 10 FREEWAY | LARGE CORNER LOT - 1.52 ACRES | PRIME LOCATION



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VIEW VIDEO

PRICE
\$995,000

PROPERTY INFORMATION

| | |
|-------------------|-------------------------------------|
| Address | 1679 E Ramsey St, Banning, CA 92200 |
| Year Built | 1955 |
| Net Rentable Area | Approximately 20,000 SF |
| Lot Size | 1.52 Acres |
| Zoning | CM - Commercial-Manufacturing |
| APN | 532-120-025 |

PROPERTY DESCRIPTION



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Prime Net Lease is pleased to present a rare opportunity to acquire the fee simple interest in a 20,000-square-foot industrial manufacturing facility located at 1679 E Ramsey Street in Banning, California. Situated on a spacious 1.52-acre lot, the property offers exceptional versatility for both owner-users and investors seeking a well-located, functional asset in the heart of Riverside County.

Originally constructed in 1955, the building features CM (Commercial–Manufacturing) zoning, allowing for a wide range of industrial, commercial, and manufacturing uses. The facility includes an on-site showroom, ample power and infrastructure for production, and significant yard and parking areas—ideal for distribution, fabrication, or mixed-use operations.

The property can be purchased with or without the existing Stone Infusion Tile & Quartz business, which includes all manufacturing equipment, fixtures, and showroom assets, offering a unique turnkey opportunity for an active operator or investor.

Strategically positioned along E Ramsey Street, just off the I-10 Freeway, the site benefits from high visibility and strong traffic exposure, with the I-10 through the Banning–Cabazon corridor seeing approximately 150,000 vehicles per day. The location provides seamless access to major Southern California markets, including Riverside, Palm Springs, and the greater Inland Empire industrial network.

This offering presents a compelling opportunity to acquire a flexible, high-exposure industrial property in a rapidly growing corridor with excellent access, zoning versatility, and multiple exit strategies for both owner-users and investors alike.

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

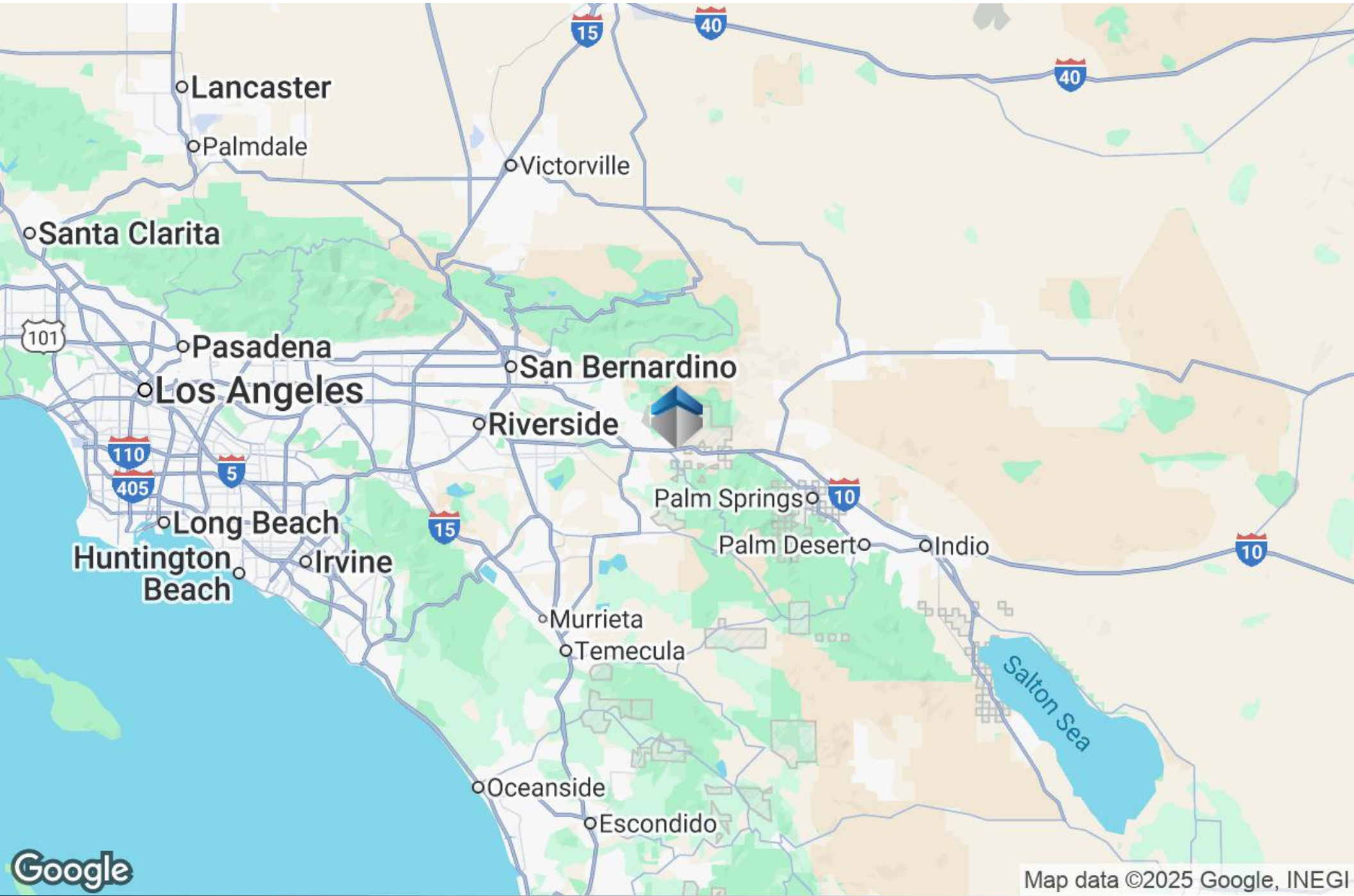
- **LARGE LAND SITE** – The property encompasses 1.52 acres, providing ample space for manufacturing operations, outdoor storage, and future expansion opportunities.
- **HIGH TRAFFIC EXPOSURE** – The I-10 Freeway through the Banning–Cabazon corridor sees an estimated **150,000 vehicles per day** (both directions combined), positioning the property along one of Southern California’s busiest travel routes and ensuring exceptional visibility and exposure.
- **PRIME VISIBILITY** – Located along E Ramsey Street, a major thoroughfare in Banning, offering strong visibility and accessibility for employees, customers, and logistics.
- **STRATEGIC LOCATION** – Positioned in the Inland Empire submarket with convenient access to Interstate 10, a key distribution corridor connecting Southern California to Arizona and beyond.
- **MANUFACTURING / INDUSTRIAL ZONING** – Flexible zoning suitable for a wide range of manufacturing, distribution, and industrial uses, supporting both light and heavy operations.
- **STRONG MARKET FUNDAMENTALS** – Banning continues to attract industrial and logistics users due to its affordable land, business-friendly environment, and proximity to major trade routes.
- **INVESTMENT OPPORTUNITY** – Ideal for owner-users seeking a facility with expansion potential or investors looking to capitalize on strong demand for manufacturing and industrial facilities in the Inland Empire.



ADDITIONAL PHOTOS



REGIONAL MAP



Map data ©2025 Google, INEGI

Google



RETAILER MAP



MARKET OVERVIEW

Located in the heart of Riverside County, Banning is a growing city strategically positioned along the Interstate 10 (I-10) Freeway, the primary transportation corridor connecting Los Angeles and the Coachella Valley. The city serves as a critical gateway between the Inland Empire and Greater Palm Springs, offering convenient access to major population centers such as Riverside (30 miles west) and Palm Springs (25 miles east).

Banning has experienced steady growth driven by its affordable land, business-friendly environment, and expanding industrial base. The city's Commercial-Manufacturing (CM) zoning and proximity to major logistics routes make it ideal for distribution, light manufacturing, and service-oriented industries. The I-10 corridor through Banning and nearby Cabazon carries an estimated 150,000 vehicles per day, providing exceptional exposure and easy transportation access for businesses operating within the region.

The local economy benefits from a mix of industrial, retail, and service-based employers, with strong support from neighboring communities including Beaumont, Cabazon, and the Morongo Reservation—home to the Morongo Casino Resort & Spa and Desert Hills Premium Outlets, which collectively attract millions of annual visitors. This regional activity drives both commercial and consumer demand, supporting continued business and real estate investment.

With ongoing infrastructure improvements, new residential developments, and rising demand for industrial space, Banning is poised for continued economic expansion. The city's strategic location, growing labor pool, and connectivity via the I-10 make it an attractive market for owner-users, manufacturers, and investors seeking a cost-effective alternative to the core Inland Empire industrial hubs.



DEMOGRAPHICS

5-MILE KEY FACTS



33,423

POPULATION



40.8

AVERAGE AGE



\$298,387

MEDIAN HOUSEHOLD VALUE

BUSINESSES



1,219

BUSINESSES



10,182

EMPLOYEES

INCOME



\$52,887

MEDIAN HH INCOME



\$70,682

AVERAGE HH INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| Current Population | 20,777 | 33,423 | 95,813 |
| 2029 Population | 21,907 | 35,183 | 101,159 |
| Employees | 7,798 | 10,182 | 22,071 |
| Total Businesses | 863 | 1,219 | 2,774 |
| Average Household Income | \$71,655 | \$70,682 | \$91,591 |
| Median Household Income | \$53,869 | \$52,887 | \$73,129 |
| Average Age | 34.3 | 40.8 | 39.8 |
| Households | 6,140 | 11,783 | 32,594 |
| Average Housing Unit Value | \$284,726 | \$298,387 | \$371,061 |



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Owner/User Manufacturing Facility (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

1679 E RAMSEY ST

BANNING, CA 92220

EXCLUSIVELY PRESENTED BY



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