

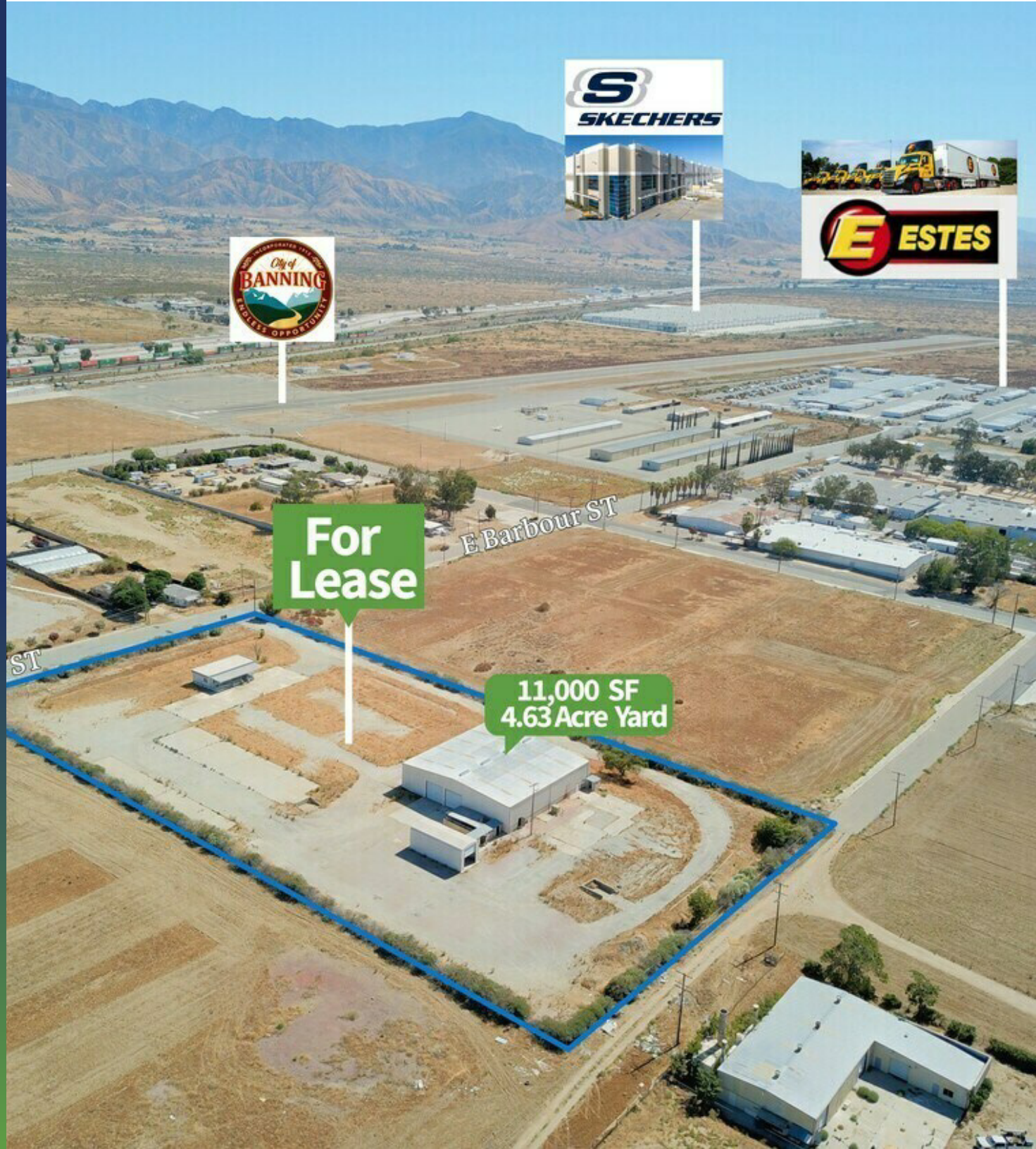
1350

1350 E BARBOUR ST
BANNING, CA 92220

For Lease



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**For
Lease**

**11,000 SF
4.63 Acre Yard**

E Barbour ST

ST



E Barbour ST

For
Lease

11,000 SF
4.63 Acre Yard

E Barbour ST

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

1350 E Barbour St, Banning, CA 92220 APN: 541-330-004, 11,000 SF warehouse situated on a fully fenced 4.63-acre industrial site.

The property is zoned Industrial, allowing for a variety of uses, including diesel repair, contractor storage, towing, equipment storage, truck parking, and other industrial uses (Buyer/Tenant to verify permitted uses with the City of Banning).

PROPERTY HIGHLIGHTS

- 11,000 SF Warehouse with 4.63 Acres of Fully Fenced Yard
- Quick Access to I-10 Freeway Near Estes Trucking & Skechers Distribution Center
- Industrial Zoning Permitting a Variety of Uses

OFFERING SUMMARY

Lease Rate:	\$1.63 SF/yr (NNN)
Available SF:	11,000 SF
Lot Size:	201,623 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	46	209	1,114
Total Population	345	1,184	4,629
Average HH Income	\$141,738	\$103,190	\$72,049

Property Description



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LOCATION DESCRIPTION

The site offers quick access to the I-10 Freeway and is surrounded by established industrial users, including Estes Trucking and Skechers' distribution facility.

This property is ideal for contractors, transportation companies, fleet operators, equipment rental businesses, and industrial users seeking a secure yard with warehouse space.

Complete Highlights



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Additional Photos





E Barbour ST

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11,000 SF
4.63 Acre Yard

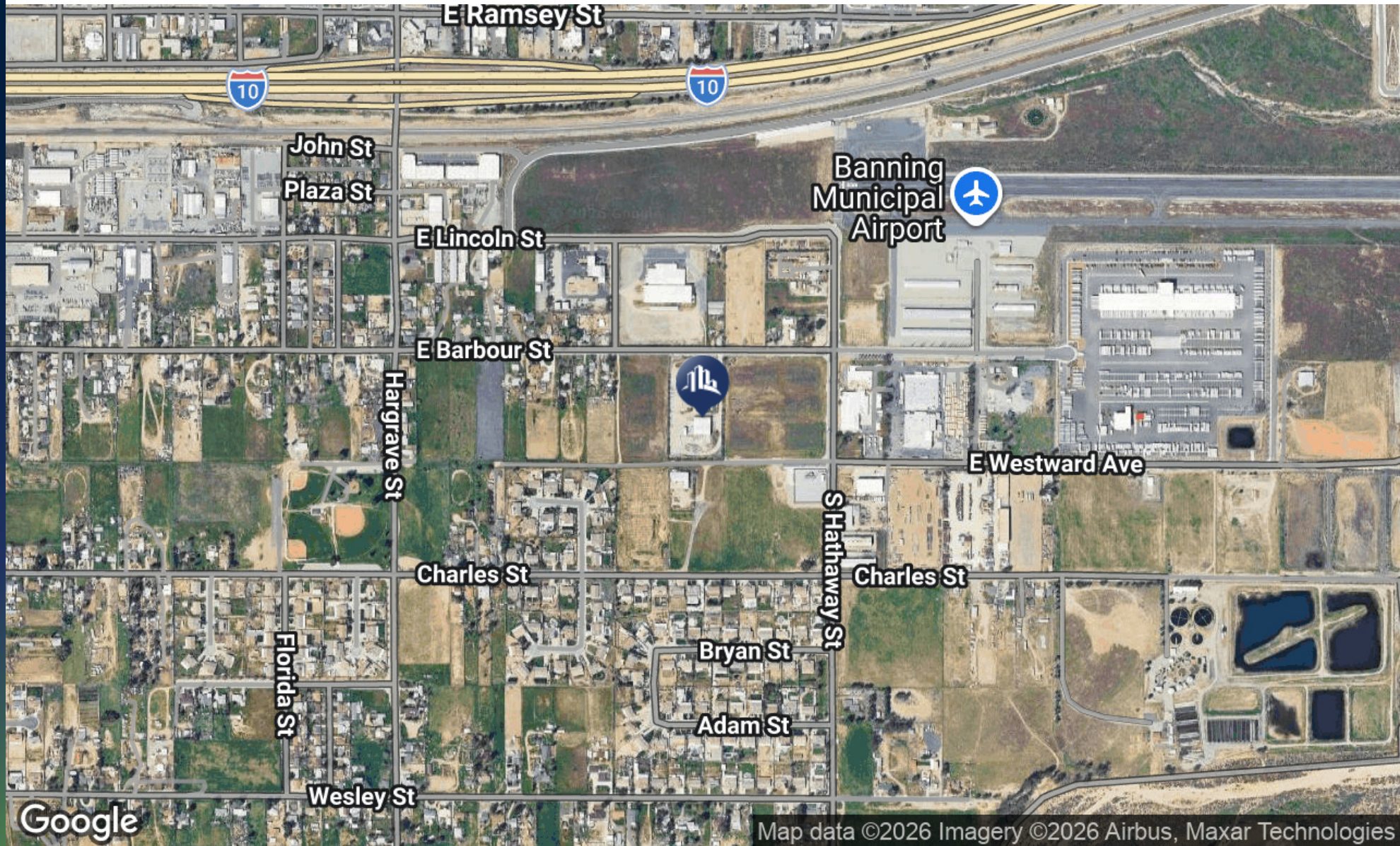
E Barbour ST

SECTION 2

LOCATION INFORMATION

Aerial Map

FOR LEASE |





For
Lease

11,000 SF
4.63 Acre Yard

E Barbour ST

E Barbour ST

SECTION 3

DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	345	1,184	4,629
Average Age	37.0	35.5	34.0
Average Age (Male)	36.0	34.3	33.0
Average Age (Female)	39.3	38.9	35.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	46	209	1,114
# of Persons per HH	7.5	5.7	4.2
Average HH Income	\$141,738	\$103,190	\$72,049
Average House Value	\$351,140	\$314,429	\$255,425

2023 American Community Survey (ACS)

