## **EXECUTIVE SUMMARY**



OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	20,000 SF	Redlands Bristol Center Multi-Tenant Building, recently renovated has 22' Ceilings. It has a loading dock with ground level access, ample parking, sky lights, exhaust fans, sprinklers and 250 amps of 3 phase power.
Lease Rate:	\$0.50 SF/month (MG)	LOCATION OVERVIEW
		This property is located on the border of Redlands and Mentone. It is just blocks north of the 10 and just East of the 210 fwy.
Year Built:	1945	PROPERTY HIGHLIGHTS
		Easy Fwy Access
Renovated:	2013	Loading Dock
		• Sprinklers
Zoning:	IND/MFG.	• Exhaust Fans
		Sky Lights
		• 250 amps of 3 phase power
Market:	Inland Empire East	



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your asticlication the subialities of the property for your needs.

## **ADDITIONAL PHOTOS**





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## **AERIAL MAP**



Agency

### **MIKE GROSS**

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# **LOCATION MAPS**



#### **MIKE GROSS**

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COMMERCIAL REAL ESTATE

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