



372 N Mt. Vernon Ave

372 N Mt. Vernon Ave, Colton, CA 92324



Waseem Rabih

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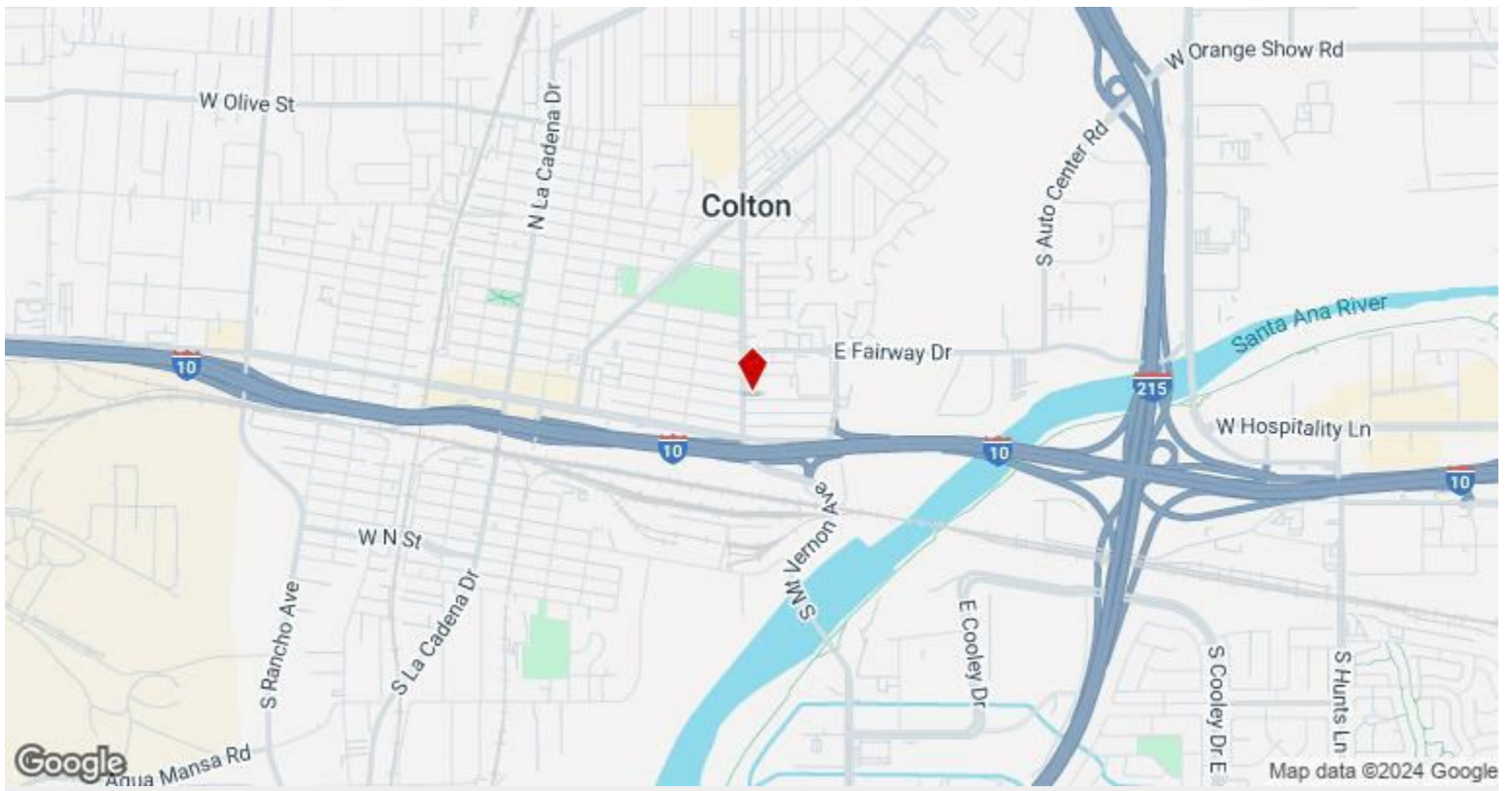
\$1,525,000

FOR LEASE and/or FOR SALE. Excellent location on busy Mt Vernon Ave, Strategically positioned off the 10 freeway, and Mt Vernon exit. Spacious 8,880 sqft building on a 16K sqft lot. Zoning is C1 General Commercial which allows for a variety of uses. Perfect owner user building and a tenancy combination! This large rectangular building has an office/retail showroom (1600 sqft), large warehouse (7280 sqft) with 2 roll up doors, oversize fenced yard and multiple parking spaces. The ceiling clearance is approx 9.5'-11'. Excellent exposure to busy mount Vernon boulevard. Near by Hotel and Police station. "Photos will speak a 1000 words" Easy to show just call the listing agent. Welcome to the pinnacle of location and functionality. SBA loans are available. You may be able to qualify with as little as 10 % down. Please contact listing agent for additional details....

- Near by highway 10 and residential homes
- Large lot and parking area.
- Renovated and ready to move in.
- Sellers may carry a loan of up to 500k for qualified buyers. *Ask agent for details*



Price:	\$1,525,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.38 AC
Gross Building Area:	8,880 SF
Rentable Building Area:	8,880 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1972
Tenancy:	Single
Parking Ratio:	0.9/1,000 SF
Clear Ceiling Height:	11 FT
No. Drive In / Grade-Level Doors:	3

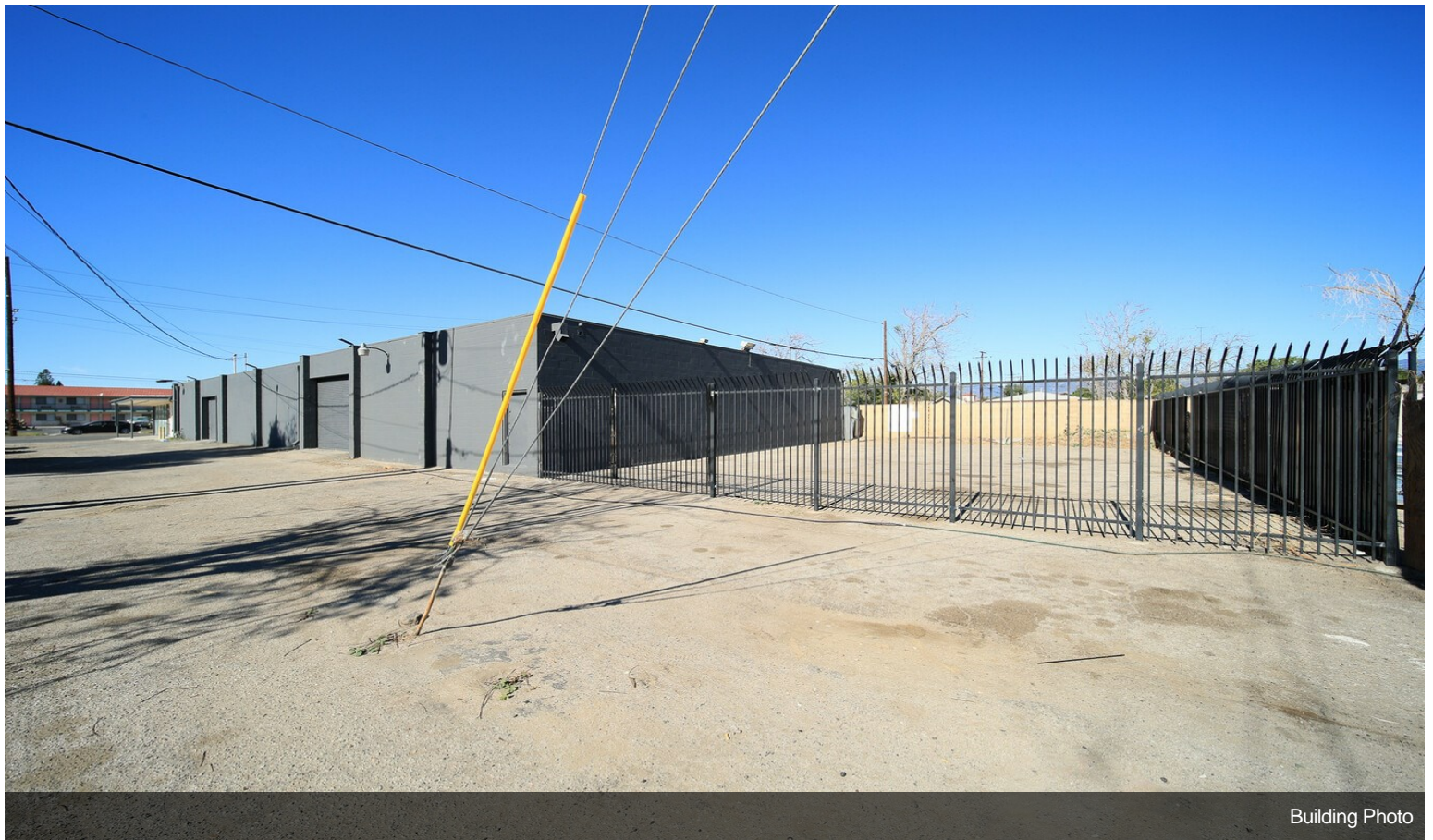
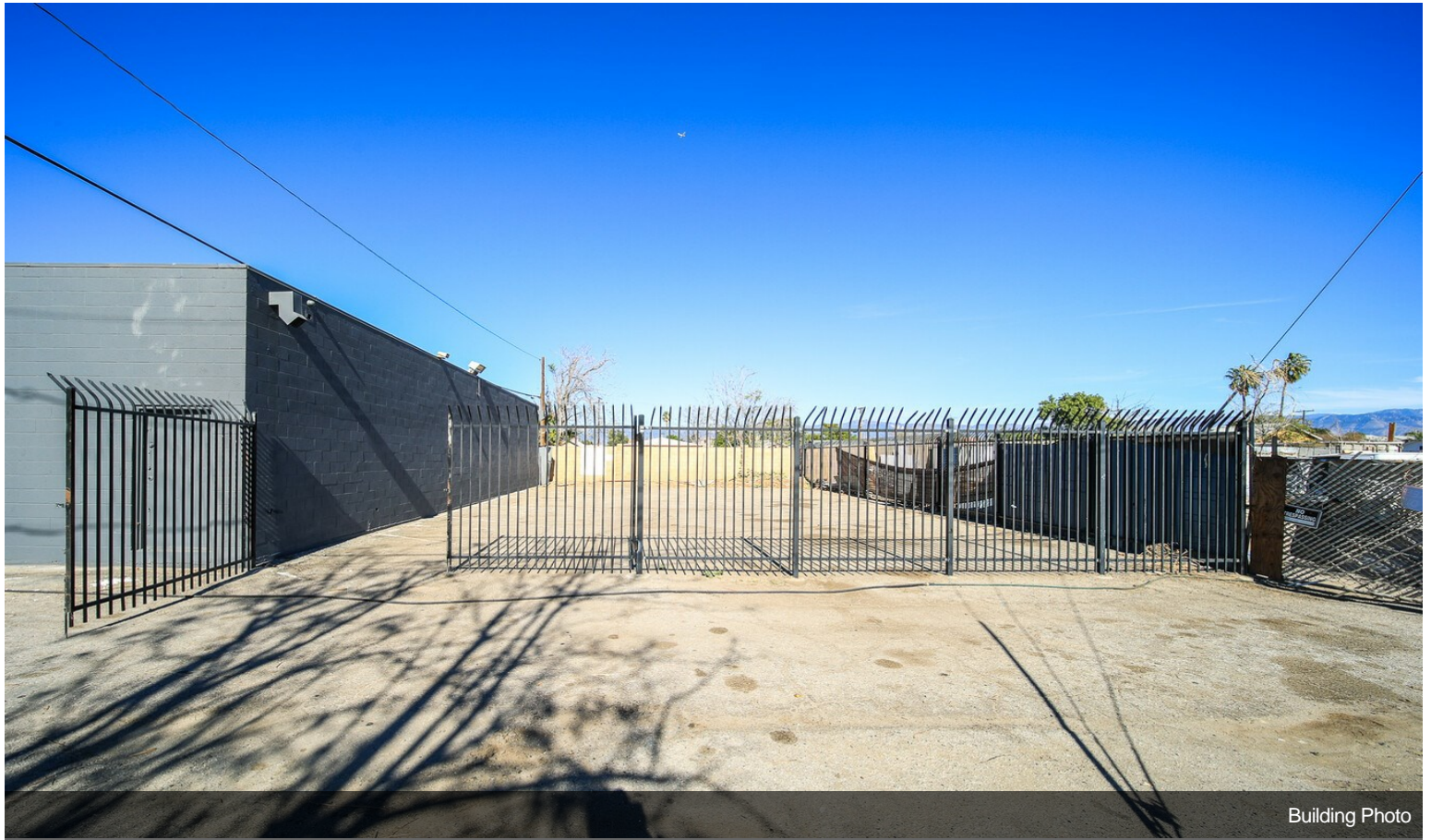


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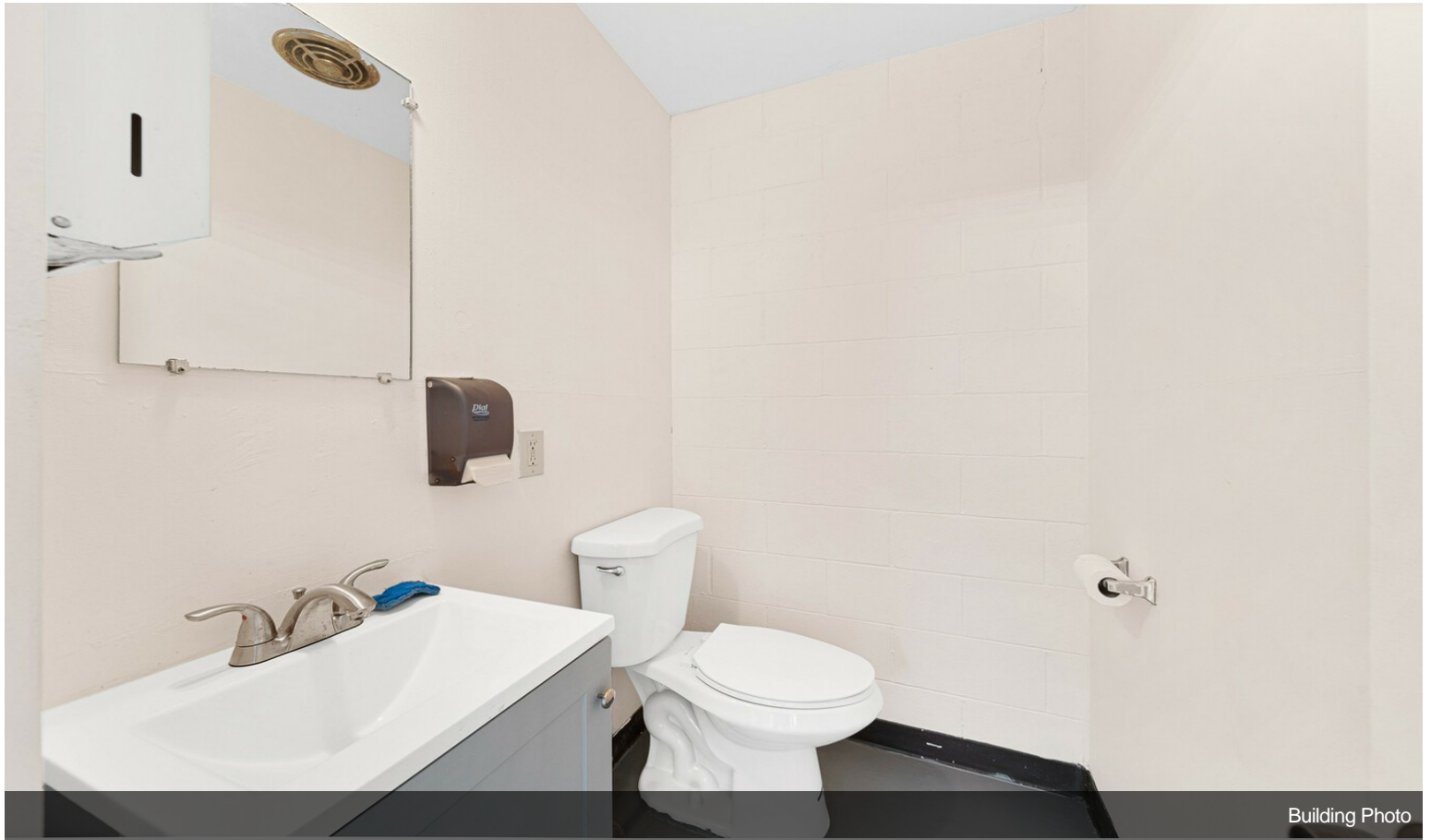
Property Photos



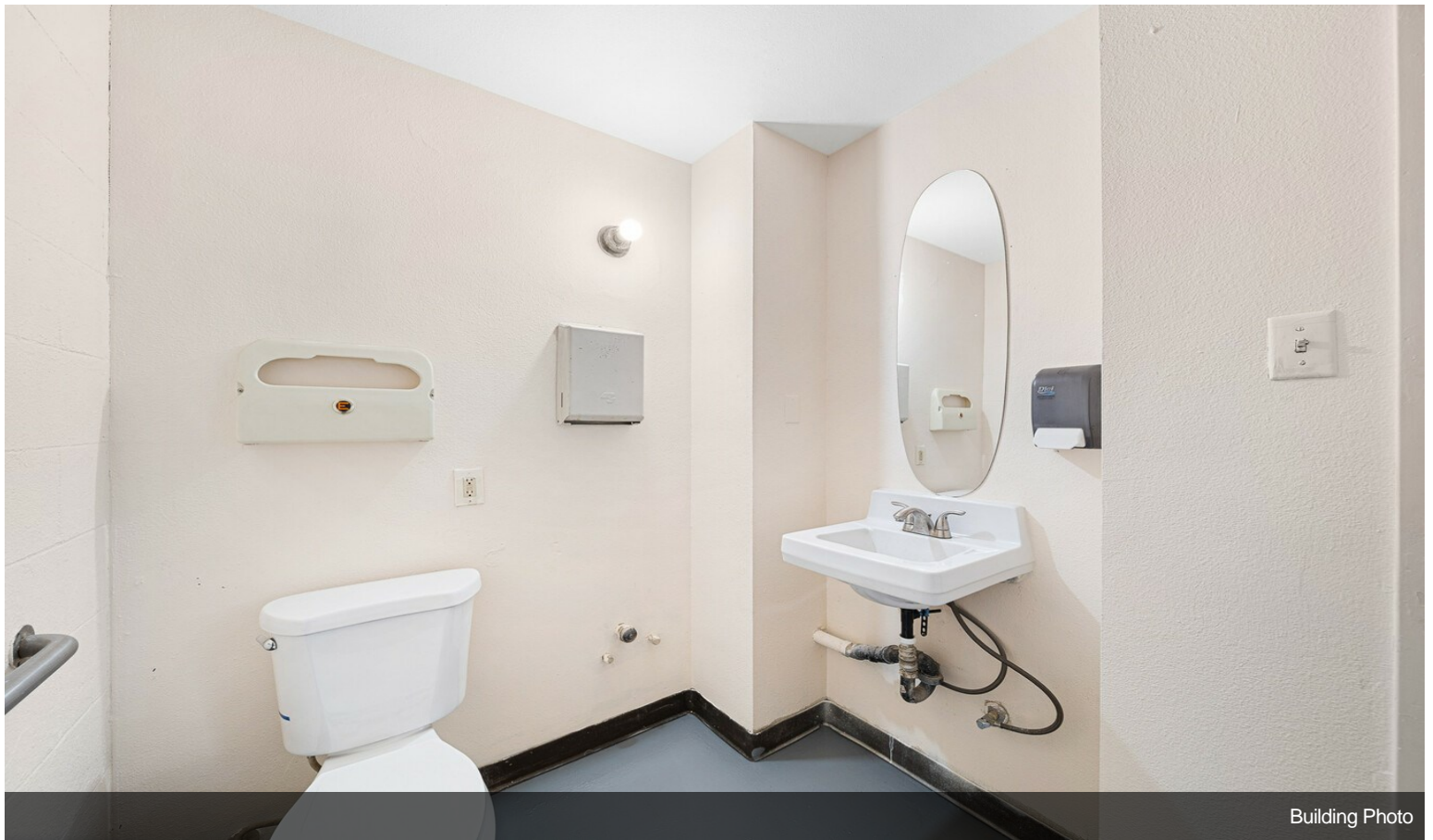
Property Photos



Property Photos

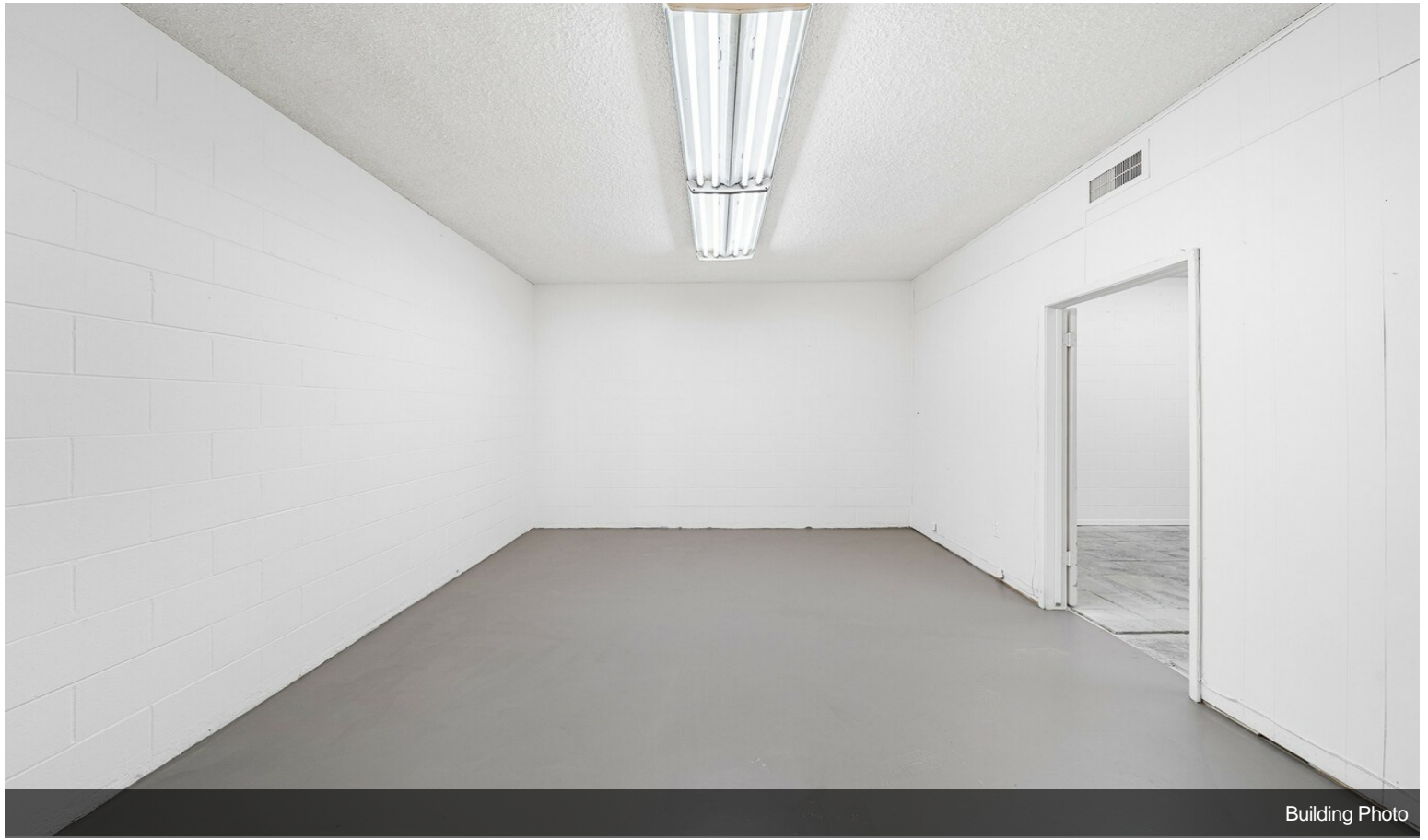


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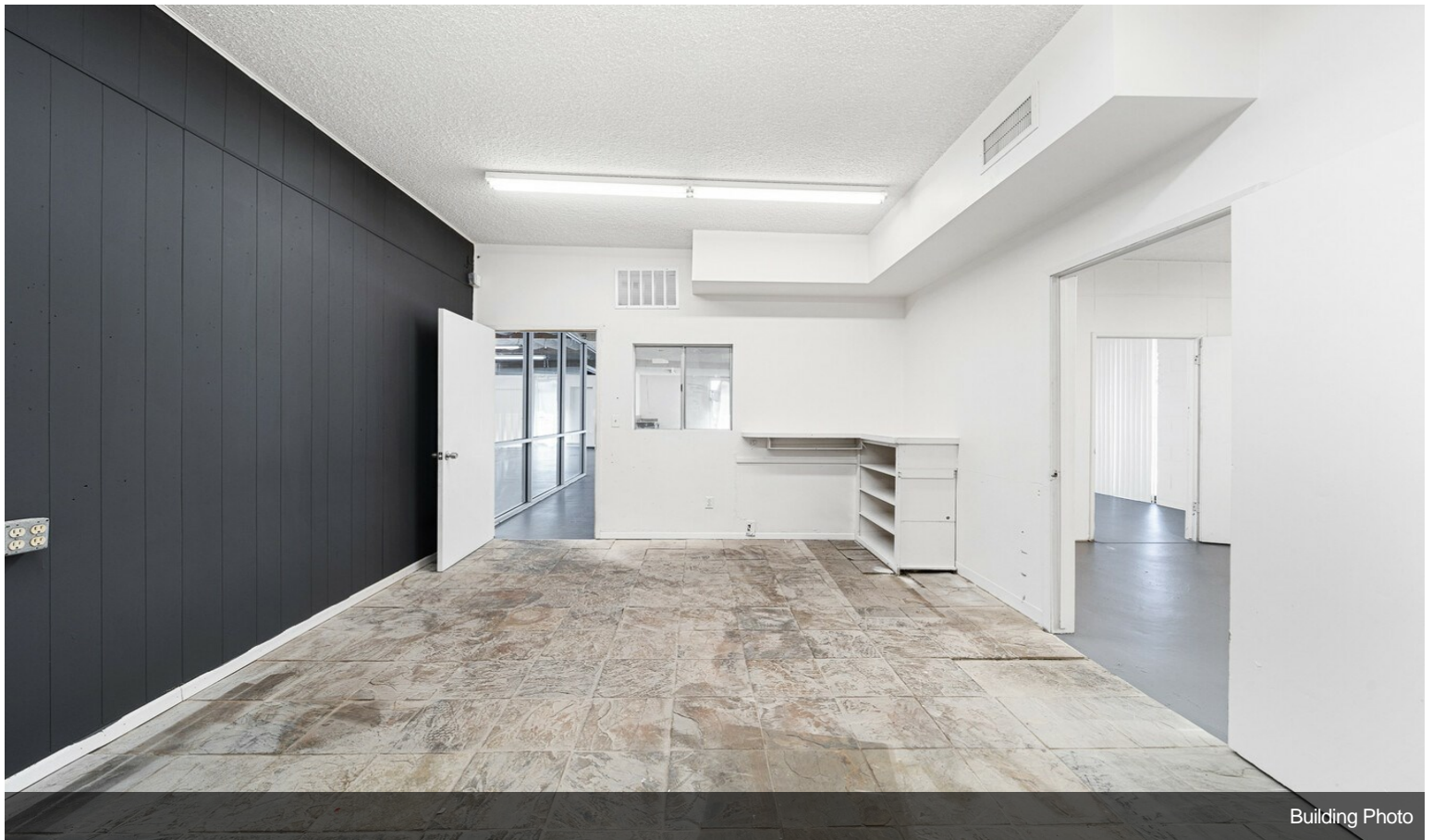


Building Photo

Property Photos



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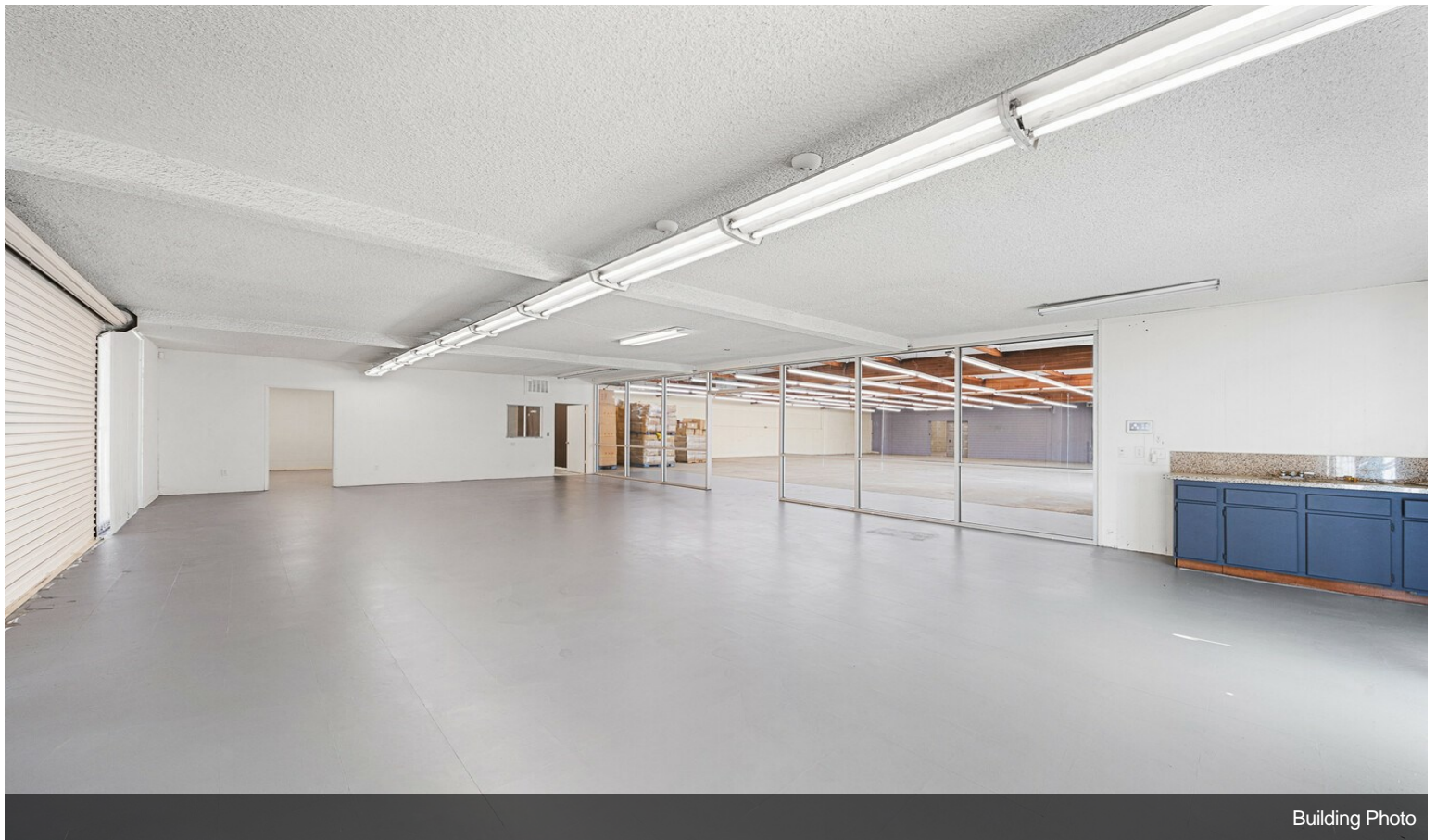


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Property Photos



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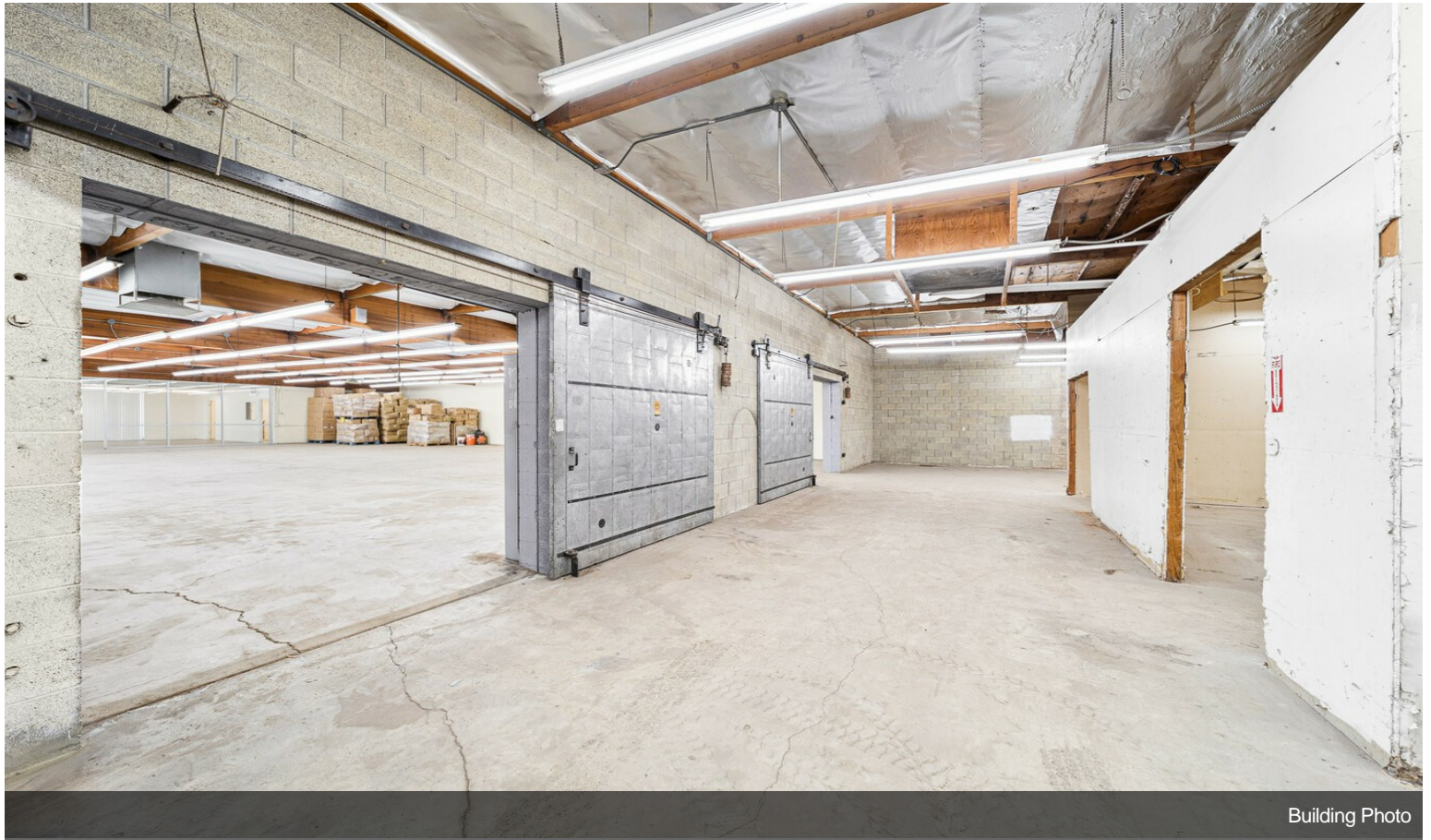


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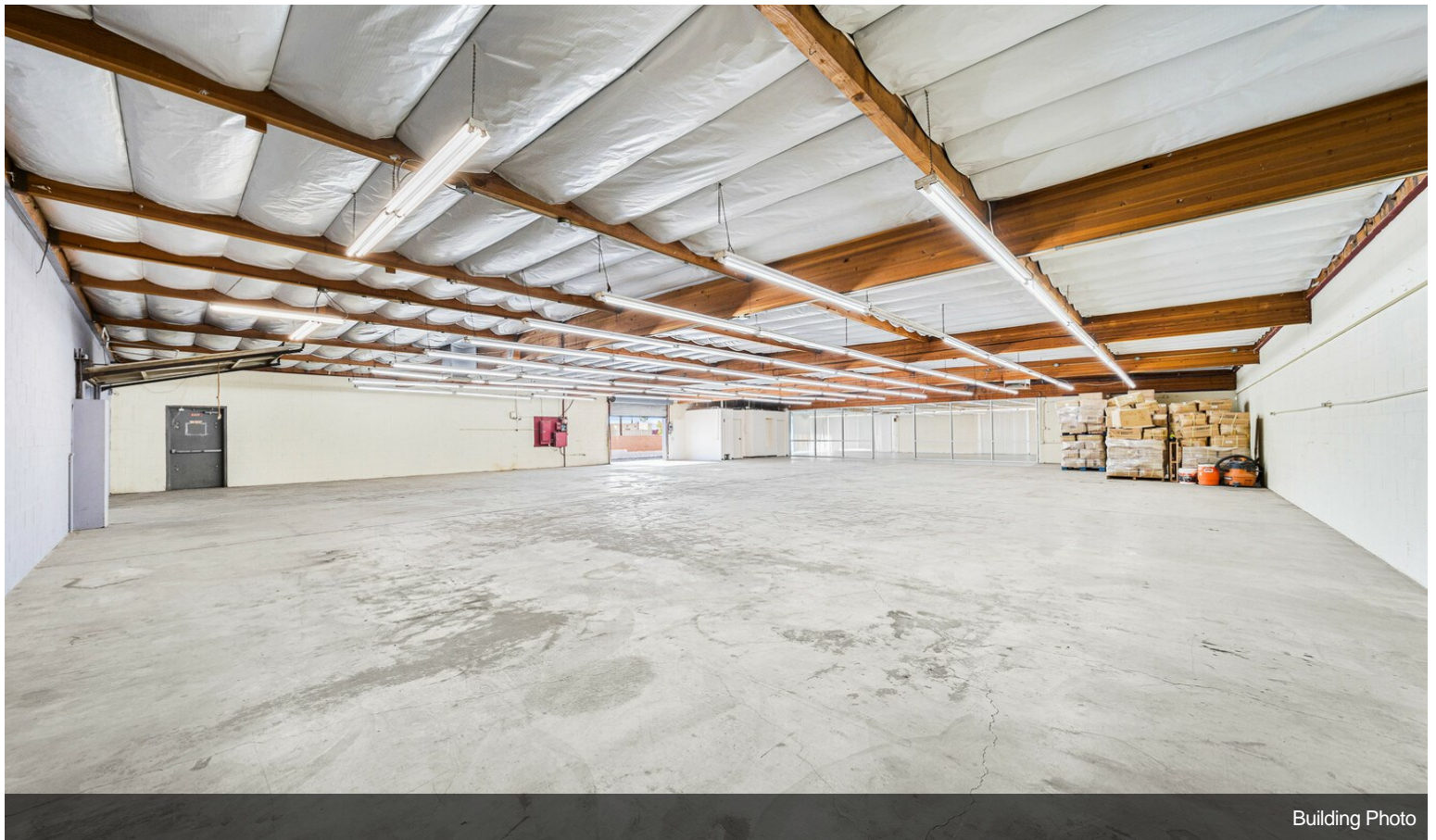


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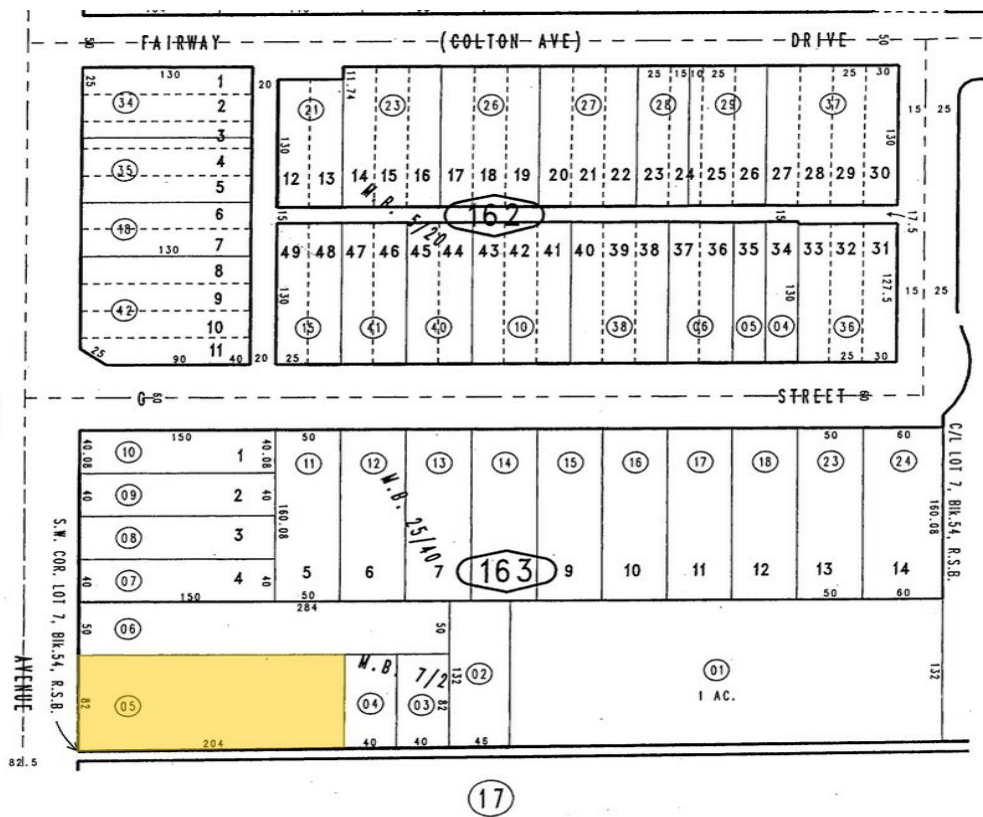


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Rancho San Bernardino
M.B. 7/2

City of Colton
Tax Rate Area
2076

0162
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San Bernardino Cour