



INDUSTRIAL WAREHOUSE FOR SALE

N 6th Street | Colton, CA

4,208 SF BUILDING | 0.60 ACRE LOT



Property Highlights

- ✦ Clear Ceiling Height: 20 FT
- ✦ ±4,430 SF Building | ±0.60 Acre Lot
- ✦ 4 Roll-Up Door Bays
- ✦ On-Site Leased Tower - Providing Additional Income
- ✦ Zoning: M-U/D – Mixed-Use Downtown

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ROA **TPRP**
REALTY OF AMERICA

358 N 6th Street., Colton, CA 92324

±4,208 sq.ft Building | ±0.60-Acres (±26,267 sq.ft.) LOT | M-U/D – Mixed-Use Downtown

PROPERTY FEATURES

Address: 358 N 6th Street., Colton, CA 92324

Building Size: ±4,208 sq.ft

Lot Size: ±0.60-Acres (±26,267 sq.ft.)

APN: 0162-093-19

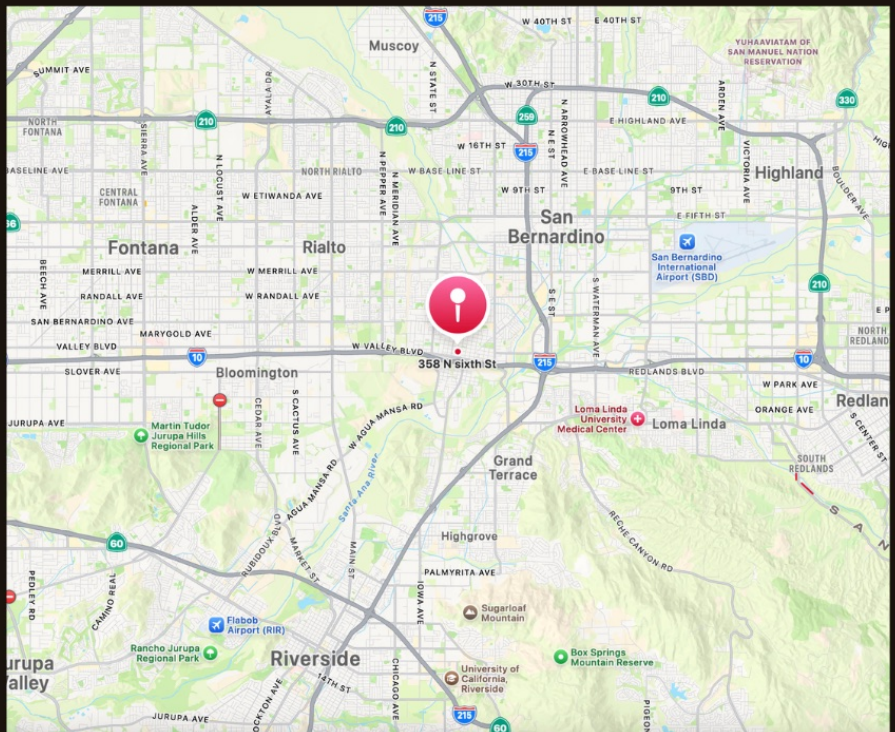
Zoning: M-U/D – Mixed-Use Downtown
(Flexible Residential & Commercial Uses)

Mixed-use industrial property located in the heart of Colton, CA, offering flexible owner-user or investment potential. The property features a single-story industrial building with an additional living/office area, suitable for live-work use, office, or M-U/D Mixed Use operations (buyer to verify permitted uses with the City of Colton).

The warehouse includes four (4) roll-up door bays, providing efficient access for loading, storage, and day-to-day operations, along with ample on-site parking and yard space to accommodate a variety of service-based uses.

The property also includes a cell phone antenna/tower currently under lease, generating recurring monthly income and providing a passive revenue stream independent of the building occupancy. Lease terms and income details available upon request.

ADDITIONAL PHOTOS



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