

# Warehouse For Sale/Lease



## 36,670 SF FREE STANDING INDUSTRIAL BUILDING

Sale include an extra ~10,650 sf cement paved and fenced legal parcel

### Property Highlights:

- CLEAR HEIGHT: up to 42 feet
- LOADING DOCKS: 3 with levelers
- GROUND LEVEL DOOR: 1
- POWER: 1600 amps, 480/277 volt, 3 phase
- OFFICE SIZE: 3,200 sf
- FIRE SPRINKLER: Yes
- YEAR BUILT: 1989



223 & 274 W. B St,  
Colton, CA 92324

\*1st year promo applies on a minimum of 3 year lease term.



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