

INDUSTRIAL FOR LEASE

Industrial Automotive/Light Industrial

291 WEST H STREET, COLTON, CA 92324



NNN RETAIL GROUP

FOR LEASE | 4 UNITS | AUTOMOTIVE USE | 3-4 ROLL UP DOORS



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PROPERTY SUMMARY



Property Summary

Lease Rate: 14.96-16.95
Available SF: 5,782

Exclusively Listed By:

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Property Overview

NNN Retail Group is pleased to present a rare opportunity to rent a industrial/automotive building in Colton, CA. Located at 291 West H Street, this 7,762 SF building sits on a 0.47 acre lot comprised of 4 separate units. Built in 2006, the property is currently 25% occupied, providing flexibility for an owner-user to occupy the property immediately. The property is comprised of two buildings with a total of thirteen roll-up doors. There are four separate units that are separately metered with their own bathrooms and some office space in several of the units.

Location Overview

Strategically situated in the Inland Empire, one of the nation's most active industrial markets. The Inland Empire continues to rank as one of the nation's most desirable industrial markets, benefiting from exceptional transportation infrastructure and high tenant demand. The property benefits from excellent accessibility to major transportation corridors, including the I-10, I-215, and I-15 freeways. The immediate trade area continues to demonstrate strong demand for light industrial and automotive-related uses, supported by a robust labor pool and a population of more than 319,000 residents within five miles.

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Highlights

2006 Construction | Reducing Near-Term Capital Expenditure Risk

Strategic Location | Excellent Access to I-10, I-215, and I-15 Freeways

Flexible Industrial Use | Ideal for Automotive, Warehouse, or Light Manufacturing Operations

Strong Market Fundamentals | Located in the Inland Empire, One of the Strongest Industrial Hubs in the U.S.

Robust Demographics | Over 319,000 Residents Within Five Miles, Median Household Incomes Exceeding \$43,000

Space	Size	Rate	Use	Available
B	2,006	\$14.96 /sf/yr	Industrial	Yes
C	2,006	\$14.96 /sf/yr	Industrial	Yes
D	1,770	\$16.95 /sf/yr	Industrial	Yes

Notes

All information contained herein has been obtained from sources deemed reliable, but neither the Seller nor Broker makes any guarantees, representations, or warranties, expressed or implied, as to the accuracy or completeness of the information, including but not limited to square footage, property condition, or financial performance. Buyers are strongly advised to conduct their own independent due diligence, verification, and investigations, and shall not rely on this marketing package or statements by Broker or Seller.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



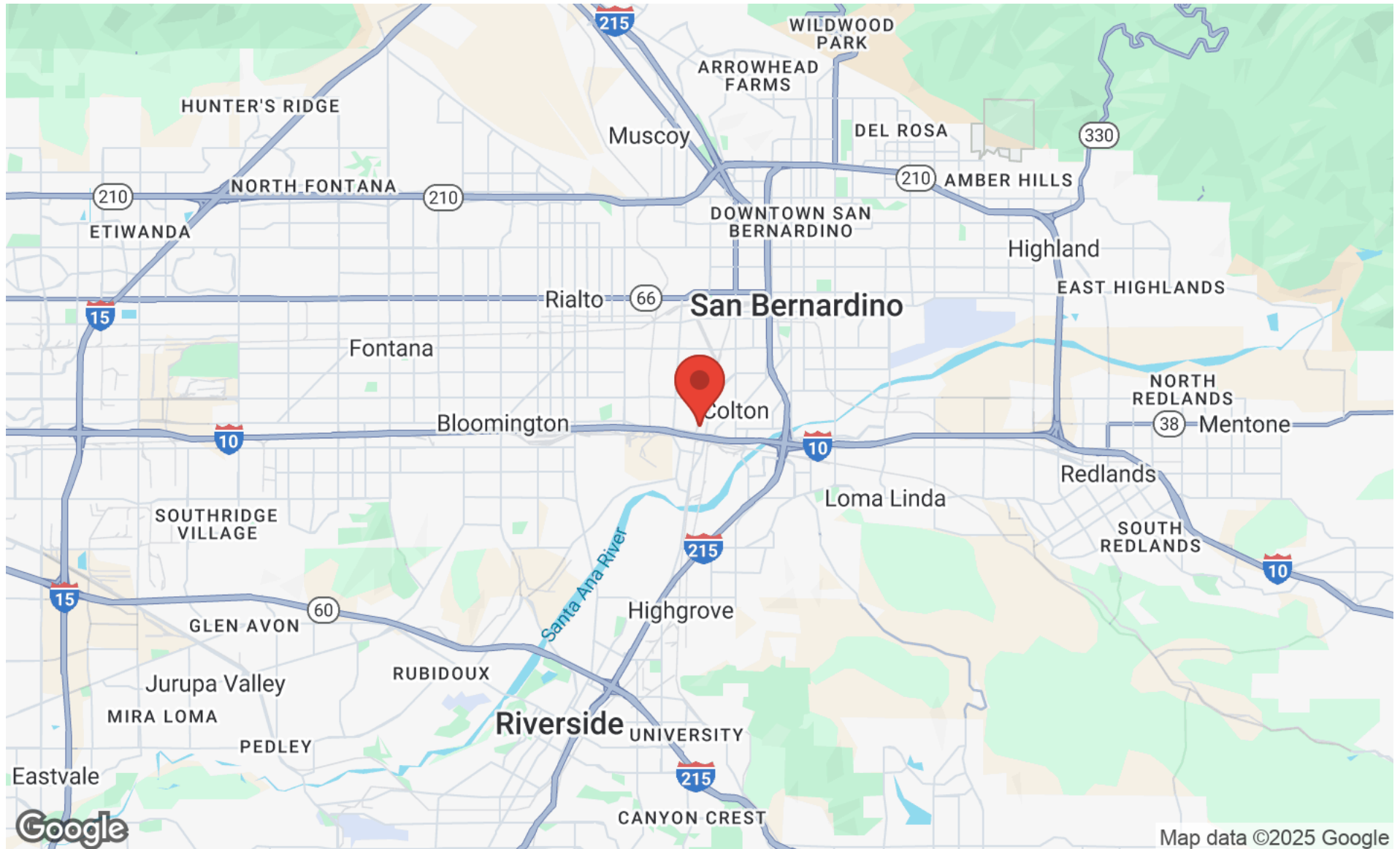
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REGIONAL MAP



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AERIAL MAP



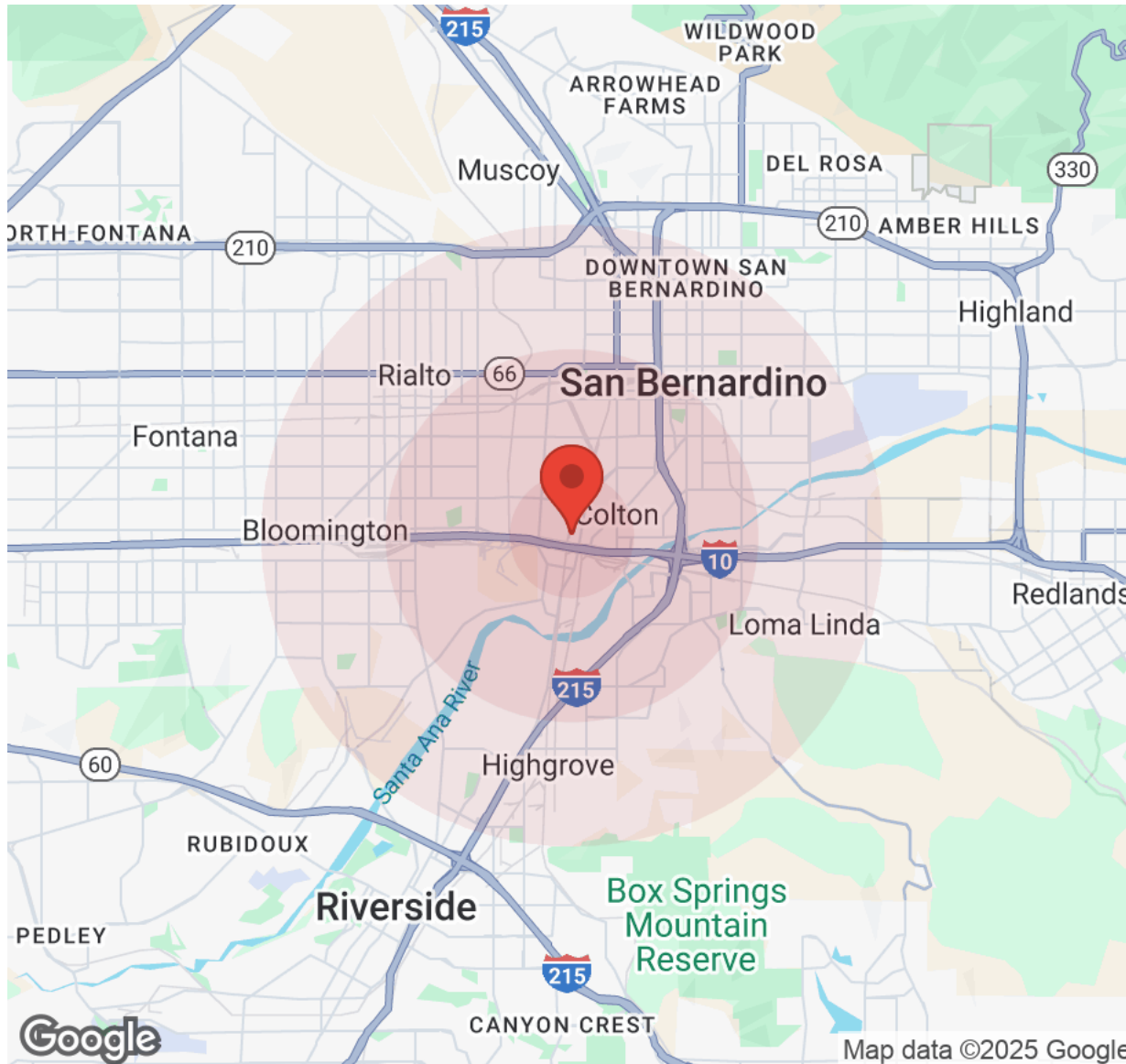
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,720	51,526	151,217
Female	7,760	52,835	154,118
Total Population	15,480	104,361	305,335

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,285	22,014	66,050
Ages 15-24	2,573	17,101	49,264
Ages 25-54	6,690	45,007	130,105
Ages 55-64	1,449	10,163	29,486
Ages 65+	1,484	10,075	30,429

Income	1 Mile	3 Miles	5 Miles
Median	\$67,046	\$74,475	\$74,132
< \$15,000	544	2,502	8,152
\$15,000-\$24,999	215	1,609	5,282
\$25,000-\$34,999	292	2,400	6,704
\$35,000-\$49,999	557	3,119	8,933
\$50,000-\$74,999	816	5,592	14,649
\$75,000-\$99,999	679	4,609	12,055
\$100,000-\$149,999	860	6,137	16,834
\$150,000-\$199,999	250	2,697	7,695
> \$200,000	188	1,565	6,212

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,743	32,565	93,257
Occupied	4,402	30,229	86,516
Owner Occupied	2,182	16,269	42,734
Renter Occupied	2,220	13,960	43,782
Vacant	341	2,336	6,741



DISCLOSURE

CONTACT US

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