

Zoned IP (Industrial Park)

11585 Bostick Ave, Colton, CA 92324



Presented By:
Pacific Sotheby's International Realty



Prime Location Zoned IP (Industrial Park)

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Property Details

Prime location all flat and useable, zoned Industrial Park showcasing million dollar views of the valley below and snowcapped mountains in the distance. This one of a kind property features 4.5 Acres all useable, 3br 1ba house, 2br 2ba permitted manufactured home, barn, roping arena, water, electric, propane and could possibly be used as a functional caretakers residence for many industrial uses, or knock down and build to accommodate many Industrial Park uses that possibly include but not limited to Administrative/Professional Services, Amusement Arcade, pursuant to chapter 18.48 of this title, Animal Grooming, Animal Health Care, Business Support Services, Communication Services, Community Recreation, Construction Sales/Service, Convenience Sales, and Service, Cultural Institutions, Dance, Martial Arts or Yoga Studio, Dwelling-Caretaker, Dwelling-Live/Work, Eating/Drinking Establishments, Educational Institutions and Vocational Schools, Entertainment Facilities, Farmers Market pursuant to Chapter 18.48 of this title, Financial Institutions, Funeral Services, Health and Fitness Club, Hospitals, Instructional Services, Laundry Services, Library Services, Manufacturing-Custom Manufacturing-Light, Medical/Dental/Optical Services, Personal Services, Plant Nurseries (growing in containers) excluding marijuana, Postal Services, Recreational Facilities, Recycling Facilities-Small Collection, Recycling Facilities-Reverse Vending Machines, Repair Services, Research Services, Retail Sales-Indoor, Therapeutic Services pursuant to chapter 18.48 of this title, Transportation Facilities-Public, Utility Distribution Facilities, Warehousing, Wholesaling. Many more possible uses contingent upon a conditional use permit/minor condition use permit. Please check with the City of Colton regarding any and all zoning use and information (this information is considered reliable but not guaranteed and listing agent is not responsible for any information herein). CUP approval almost complete for truck driving school. Owners has completed most engineering, survey at 4.5 Acres and traffic study.

Price: \$4,995,000

- Industrial Park
- Engineering and Traffic Studies Almost Complete

View the full listing here: <https://www.loopnet.com/Listing/11585-Bostick-Ave-Colton-CA/31268682/>

Price:	\$4,995,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Industrial Park
Sale Type:	Investment or Owner User
Total Lot Size:	4.50 AC
Sale Conditions:	1031 Exchange
No. Lots:	1
APN / Parcel ID:	0275-192-03

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Location



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Property Photos



Aerial



Aerial

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Primary Photo

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Aerial



Aerial

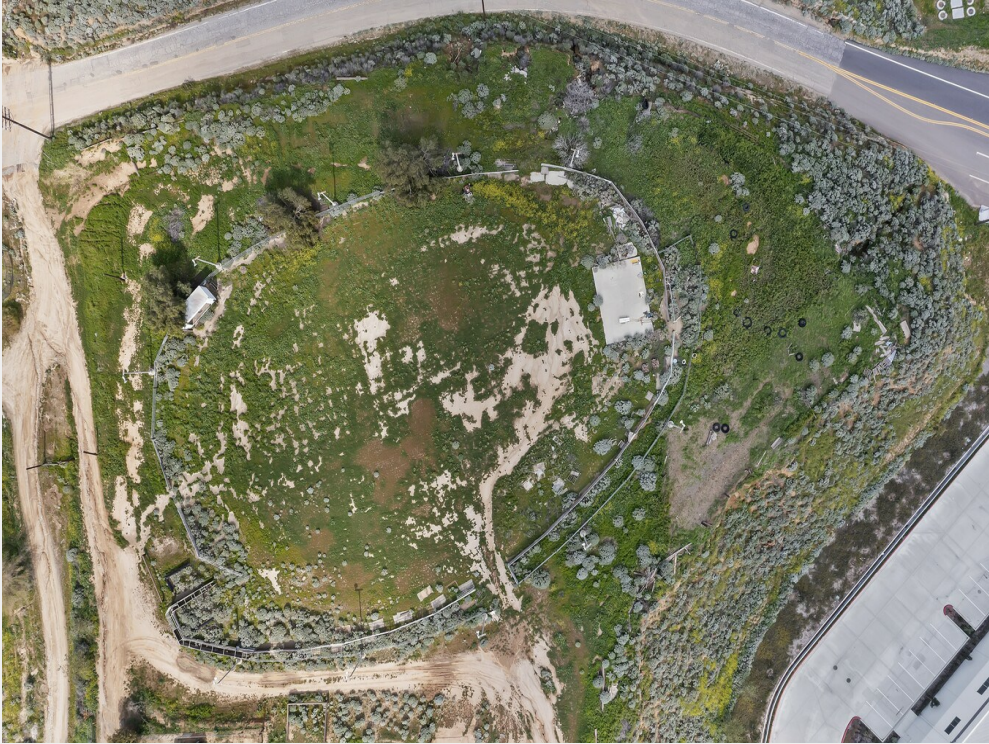
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Aerial



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Aerial



Building Photo

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