

# 2396 E. STEEL RD.

2396 E. Steel Rd. | Colton, CA  
OFFERING MEMORANDUM



VALUE ADD INDUSTRIAL / REDEVELOPMENT OPPORTUNITY



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*Exclusively Marketed by:*

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<https://www.arasellsla.com>

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## OFFERING SUMMARY

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ADDRESS	2396 E. Steel Rd. Colton CA 92324
COUNTY	San Bernardino
BUILDING SF	7,000 SF
LAND ACRES	0.8379
LAND SF	36,500 SF
YEAR BUILT	1945
APN	0164-271-02
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$2,850,000
PRICE PSF	\$407.14

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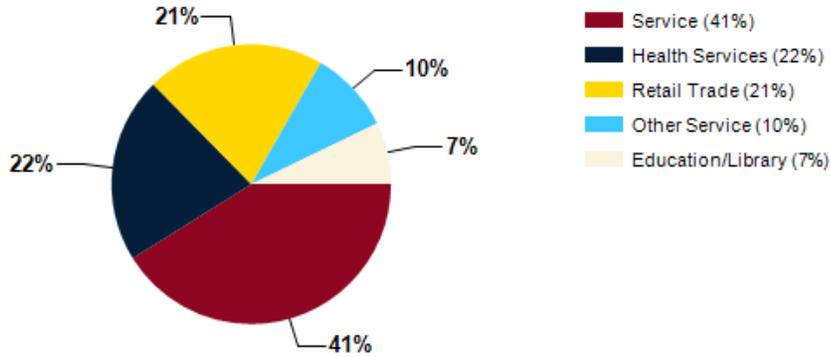
- Rare opportunity to acquire a freestanding ±7,000 SF industrial building on a large ±0.84 acre parcel in the highly sought-after Inland Empire. Located in Colton, the property is zoned M-1 Light Industrial allowing a wide variety of industrial, contractor, automotive, and logistics-related uses.
- The oversized lot provides valuable yard space and excellent truck access, making it ideal for contractor operations, fleet services, distribution, storage, or industrial outdoor storage (IOS). The low building coverage also creates a compelling value-add or redevelopment opportunity for investors looking to reposition the site in one of the nation's most active industrial markets.
- Strategically positioned with immediate connectivity to Interstate 10, Interstate 215, and State Route 60, the property offers outstanding regional access for logistics and distribution users throughout Southern California.



- With strong demand for industrial and yard-oriented properties in the Inland Empire, this offering presents a rare chance for owner-users, investors, or developers to secure a well-located asset with long-term upside.

- Prime Inland Empire Industrial Location
- Excellent Freeway Connectivity
- Surrounded by Established Industrial Users
- Strategic Logistics Hub
- Truck Friendly Industrial Corridor

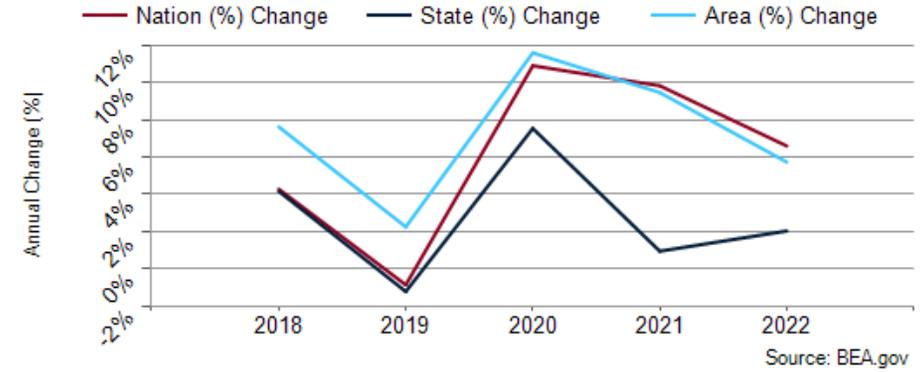
### Major Industries by Employee Count



### Largest Employers

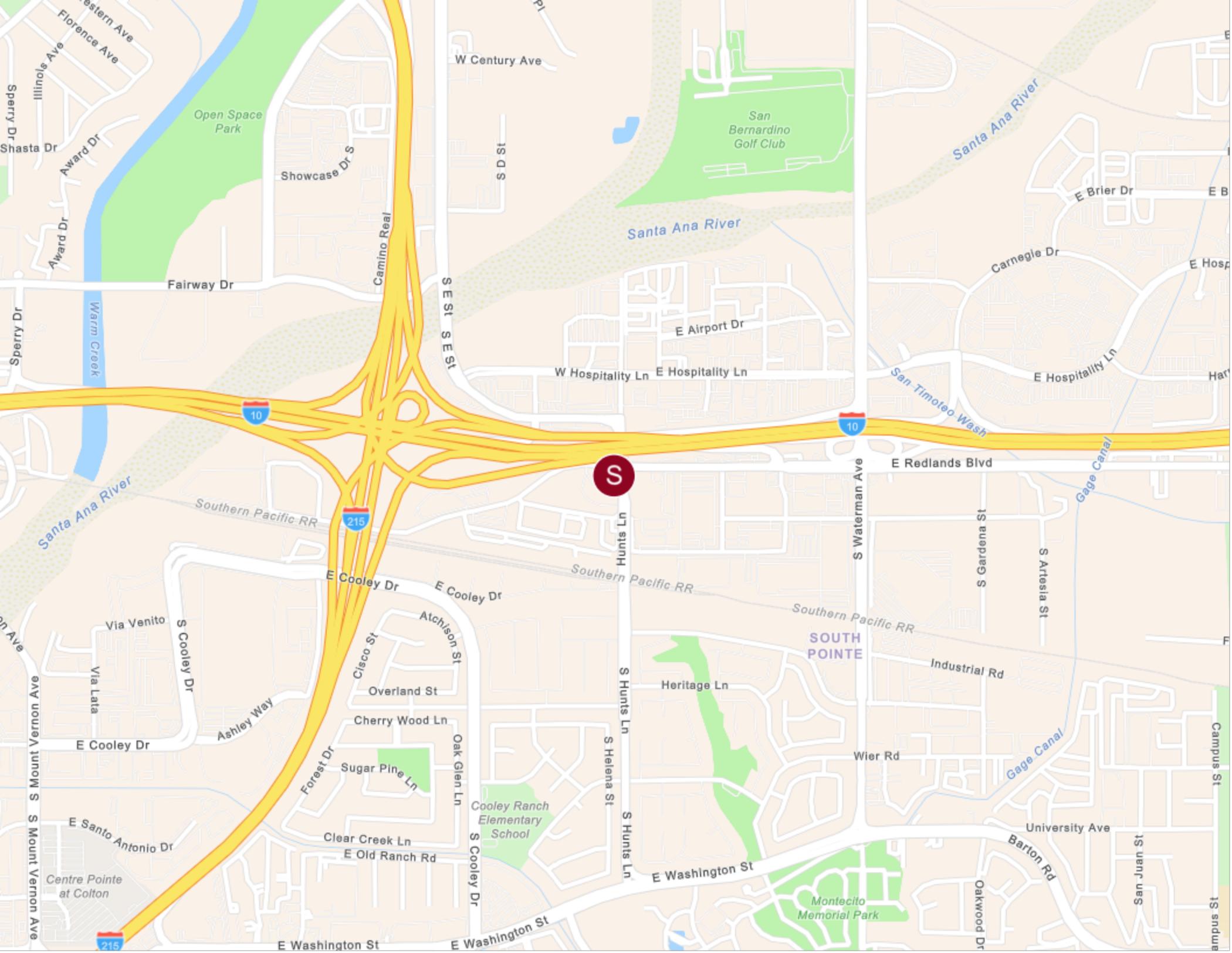
Arrowhead Regional Medical Center	3,510
Colton Joint Unified School District	2,320
Walmart	1,148
Lineage Logistics	550
Ardent Mills	100
United Packaging Group	45
Pilot Travel Center	
Taco Tia Corporate Office	

### San Bernardino County GDP Trend



★ Designed by TownMapsUSA.com





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SOUTH POINTE

Santa Ana River

Santa Ana River

Santa Ana River

Santa Ana River

Gage Canal

Gage Canal

San-Timoteo Wash

Open Space Park

San Bernardino Golf Club

Cooley Ranch Elementary School

Montecito Memorial Park

Centre Pointe at Colton

Camino Real

Fairway Dr

SE ST SE ST

W Hospitality Ln E Hospitality Ln

E Redlands Blvd

Southern Pacific RR

Southern Pacific RR

Southern Pacific RR

Industrial Rd

Heritage Ln

Wier Rd

University Ave

E Washington St

E Washington St

E Washington St

Barton Rd

Oakwood Dr

St Juan St

St Andrew

E Brier Dr

E B

Carnegie Dr

E Hosp

E Hospitality Ln

Har

E Airport Dr

Award Dr

Florence Ave

Illinois Ave

Sperry Dr

Shasta Dr

Sperry Dr

On Ave

Mount Vernon Ave S Mount Vernon Ave

Via Venito

Via Lata

S Cooley Dr

Ashley Way

E Cooley Dr

Forest Dr

E Santo Antonio Dr

Clear Creek Ln E Old Ranch Rd

Cherry Wood Ln

Overland St

Atchison St

E Cooley Dr

Cisco St

Sugar Pine Ln

Oak Glen Ln

S Cooley Dr

S Helena St

S Hunts Ln

Hunts Ln

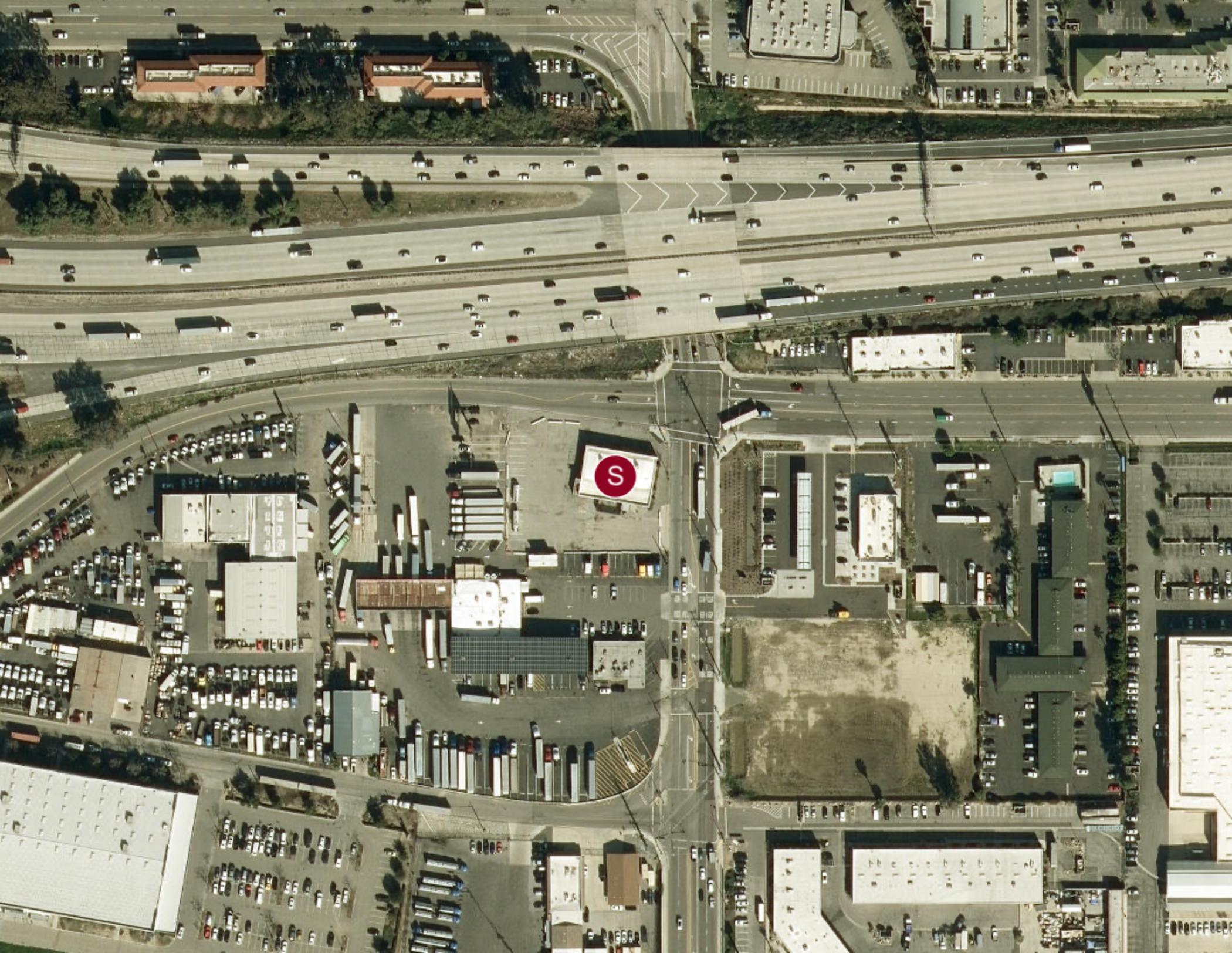
S Waterman Ave

S Gardena St

S Artesia St

Campus St

St Andrew



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## PROPERTY FEATURES

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BUILDING SF	7,000
LAND SF	36,500
LAND ACRES	0.8379
YEAR BUILT	1945
# OF PARCELS	1
ZONING TYPE	M1
NUMBER OF STORIES	1
GRADE LEVEL DOORS	1

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