



For Lease **RETAIL/OFFICE/FLEX/INDUSTRIAL** | 13661 Calimesa Blvd - Yucaipa, CA 92399

1473 Ford St #200
Redlands, CA 92373
Tel: 909-330-8123
Fax: 909-793-8200
info@sqftlocal.com



TERI ALVAREZ
COMMERCIAL ASSOCIATE
CA DRE LIC #01498790



Offered: ± 845 SF - 11,665 SF, \$1.35/SF MG

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376

Contact: Teri Alvarez (909) 330-8123, DRE #01498790



County Line Rd

Subject Property

Calimesa Blvd.



Easy Access from the County Line Road Exit off the I-10 Freeway!

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CPD: ± 7,239 - Calimesa Blvd
CPD: ± 16,890 County Line Rd



Retail/Office/Flex: **Great opportunity next door to an existing restaurant diner!**

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Retail / Office #45: **2121sf consisting of three adjoined rooms with one large room in the rear that's perfect for supplies or storage.**

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Flex Space #7: 845sf with small front office, wall a/c, roll up door, workspace and storage.

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Industrial #11: **1753sf. This unit has a divide wall that can be removed to provide max contiguous space with next door unit, has exposed wood ceilings and an enclosed office.**

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Industrial #12: **2024sf. Located towards the rear of the property, this warehouse is on a raised foundation and features an enclosed office, exposed wood ceilings and restroom.**

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Industrial #14: 1070sf. This unit features a roll-up door, upstairs mezzanine and secured storage room.

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Multiple Units: All uses welcome to inquire.

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Former Paint & Auto Body #16: **4490sf. Back-end Industrial strip of three adjoined units with an upstairs loft/office/storage floor, and three outdoor open air carports.**

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10' x 16' gl Door. 605sf. Upgraded 220v electrical, 11' ceiling and shared restrooms.

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10' x 16' gl Door: 644sf. Upgraded 220v electrical, 18' ceiling and shared restrooms.

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Three Outdoor Carports: Great for additional workspace, open-air.

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10' x 7' Overhead Door: **725sf. Work garage with covered carport.**

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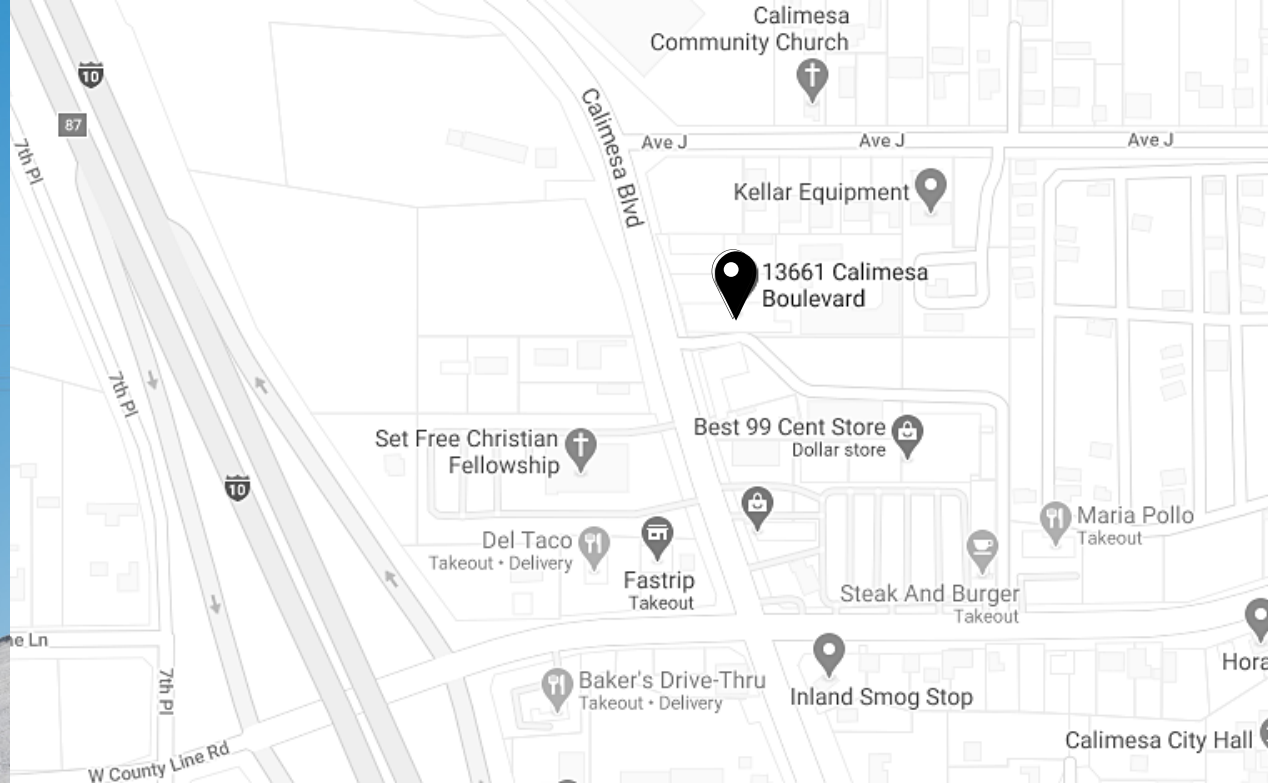
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Freestanding Office/Barn/Yard w/ Silo #17: **1489sf. Redevelopment needed, TI Allowance would be considered for the right use.**

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- Available Space: 6 Units, 845 - 11,665 SF
 - Built in 1936
 - Conveniently Located and Freeway Close
 - Heavy Street Front Traffic w/Pylon Sign

Local Map & Summary:

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