

# FOR SALE: Freestanding Industrial Building

±15,200 SF on ±1.19 Acre Parcel of Land  
510 Birch Court, Colton, CA 92324



**BUILDING WITH EXCESS LAND | ±1.19 ACRE PARCEL**  
TWO (2) YARD AREAS WITH SECURED  
WROUGHT IRON FENCING



**CLEARSPAN WAREHOUSE/NO COLUMNS**  
**HUGE POWER - 1,200 AMPS; 277/480 VOLTS (VERIFY)**

## PROPERTY HIGHLIGHTS

- ±15,200 SF, Freestanding, Industrial Building
- ±2,500 Square Feet of Office Space
- Two (2) Dock High Loading Platform Positions
- Two Ground Level Loading Doors
- Drive-Through Capability
- 1,200 Amps, 27/480 Volts (Verify)
- 15' Minimum Warehouse Ceiling Clearance
- Zoned: Industrial Park (I-P)
- Great Location with Easy Access to the 10 Freeway



**PAUL WHITEHOUSE**  
DRE#: 01180028

**951.276.3607** OFFICE

**951.233.5772** CELL

**PWHITEHOUSE@LEE-ASSOCIATES.COM**

*No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. -Riverside.*



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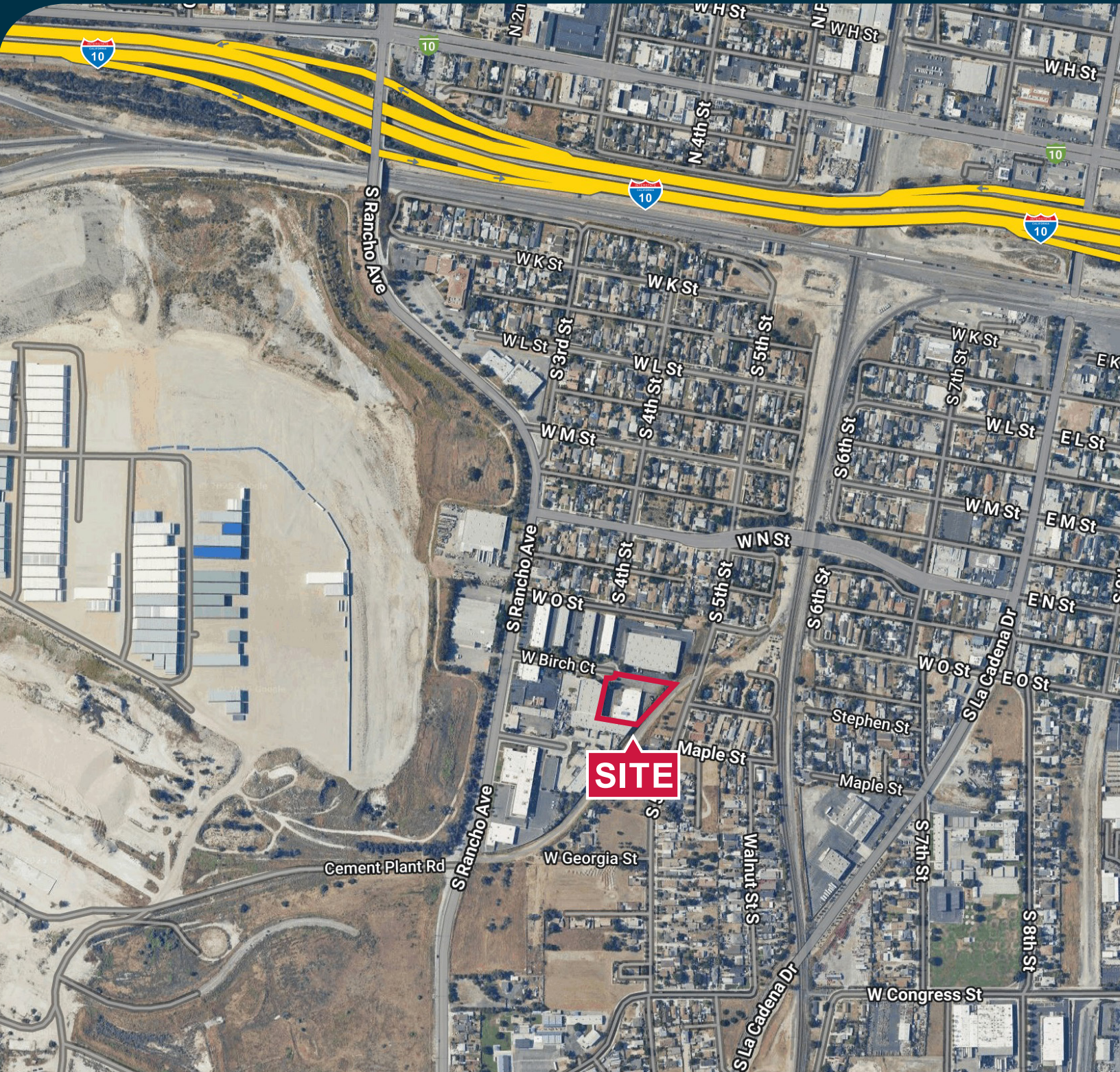
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