

FOR SALE: Freestanding Industrial Building ±15,200 SF on ±1.19 Acre Parcel of Land

510 Birch Court, Colton, CA 92324

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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



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Corporate DRE#: 01048055
www.lee-associates.com

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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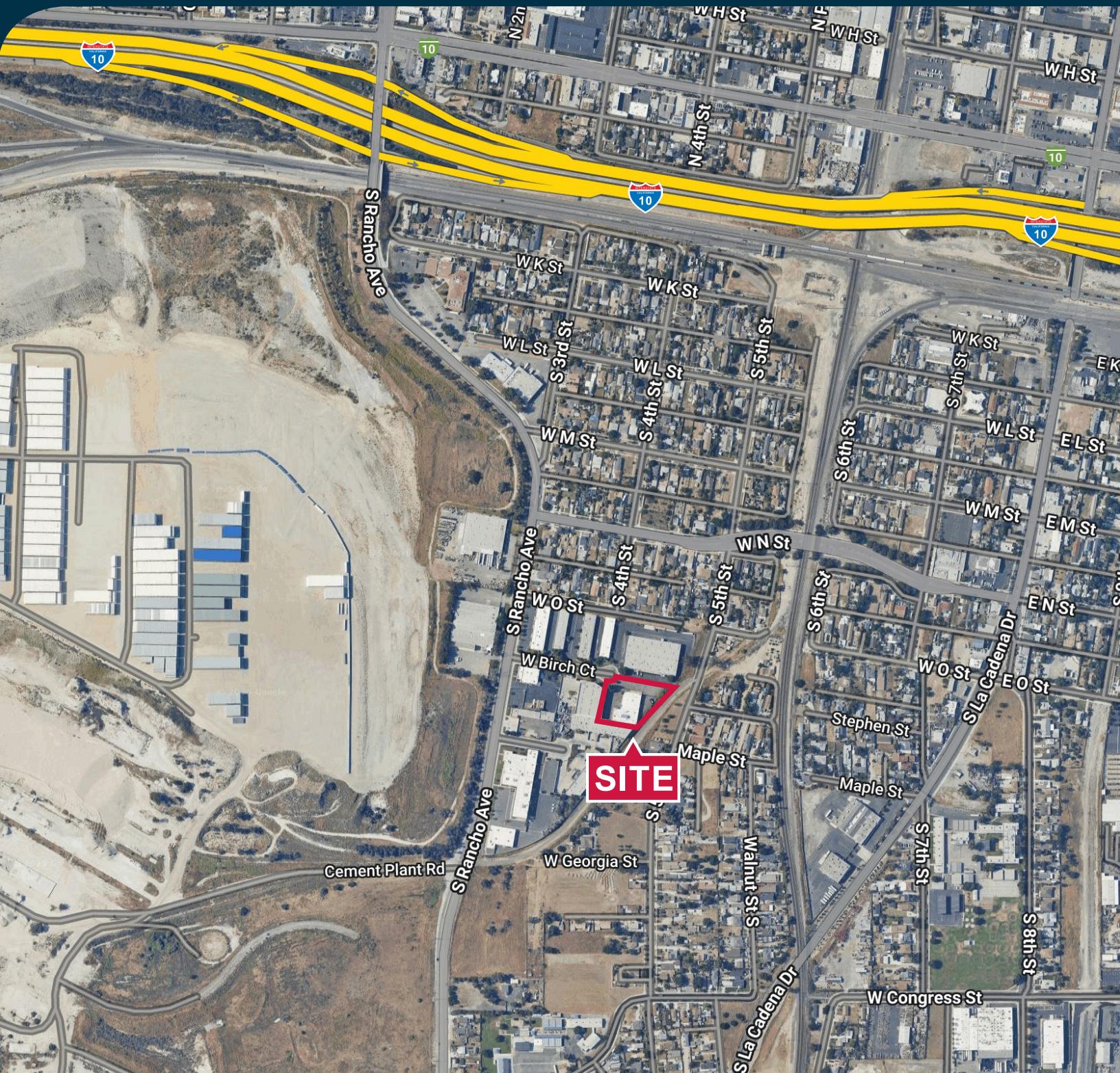
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