

# 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	\$2,450,000
PRICE PSF	\$350.00

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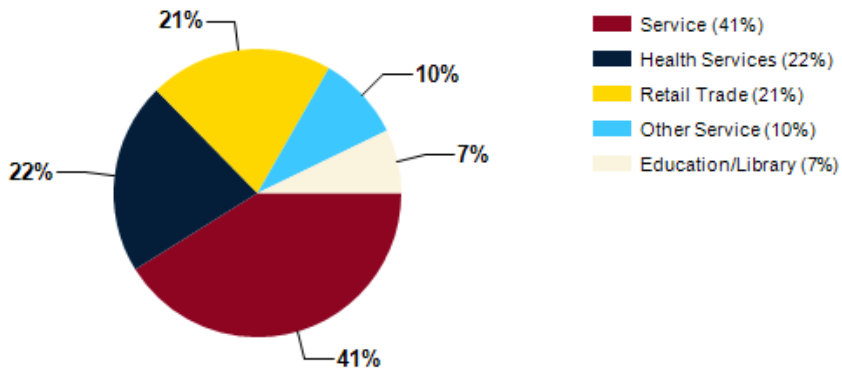
- Rare opportunity to acquire a freestanding ±7,000 SF industrial building on a large ±0.84 acre parcel in the highly sought-after Inland Empire. Located in Colton, the property is zoned M-1 Light Industrial allowing a wide variety of industrial, contractor, automotive, and logistics-related uses.
- 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

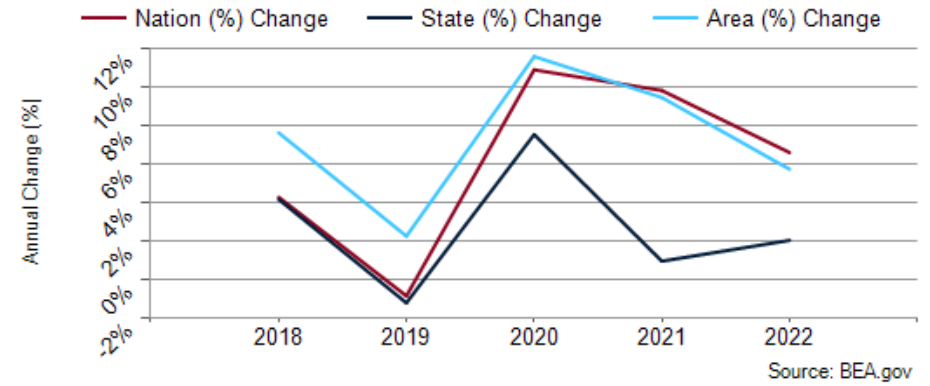
### Major Industries by Employee Count



### Largest Employers

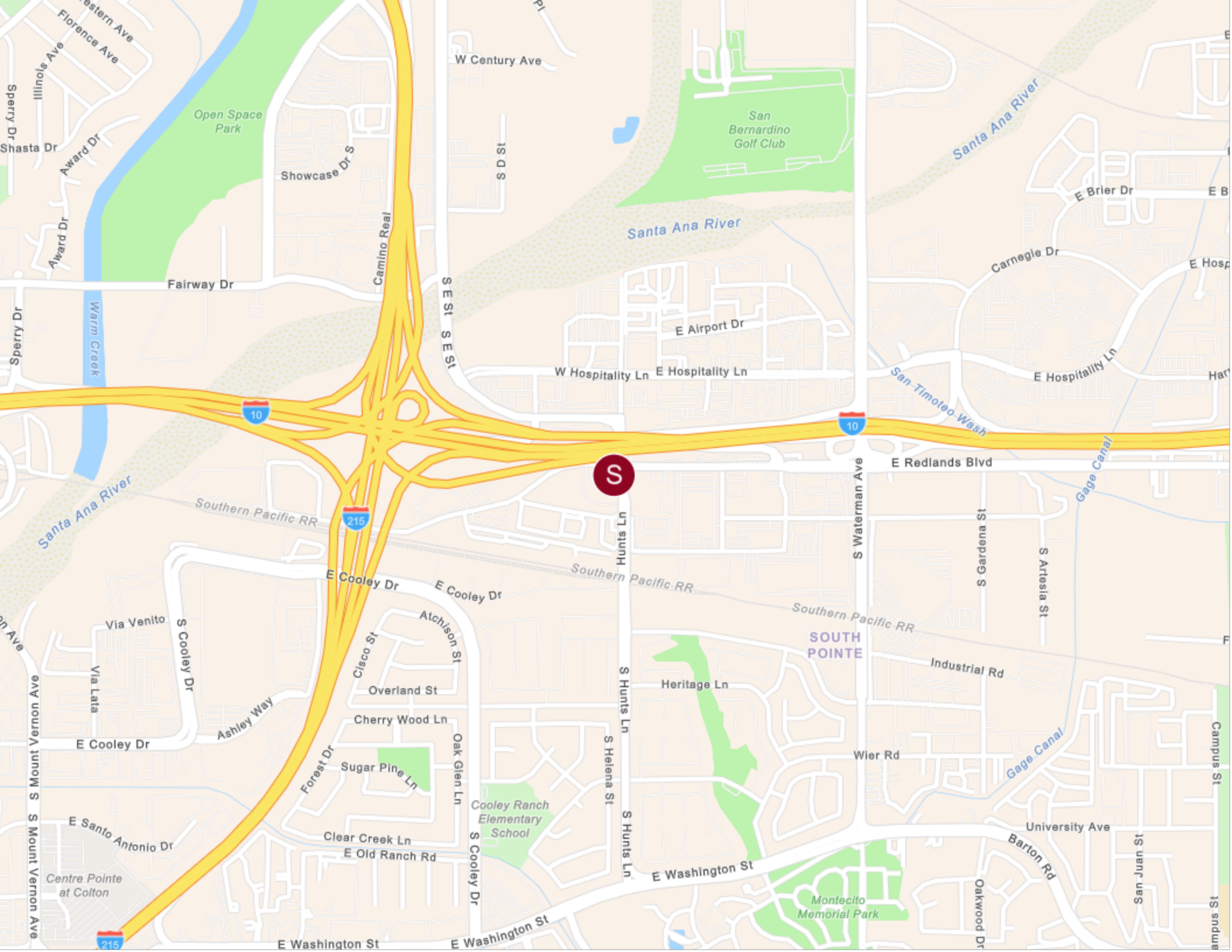
Arrowhead Regional Medical Center	3,510
Colton Joint Unified School District	2,320
Walmart	1,148
Lineage Logistics	550
Ardent Mills	100
United Packaging Group	45
Pilot Travel Center	
Taco Tia Corporate Office	

### San Bernardino County GDP Trend



★ Designed by TownMapsUSA.com





S

SOUTH  
POINTE

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

Western Ave  
Florence Ave  
Illinois Ave  
Sperry Dr  
Shasta Dr  
Award Dr  
Award Dr

Showcase Dr S  
Fairway Dr

Sperry Dr

Warm Creek

10

Santa Ana River

Southern Pacific RR

215

E Cooley Dr  
Via Venito  
Via Lata  
S Cooley Dr  
Ashley Way  
Forest Dr  
Cherry Wood Ln  
Oak Glen Ln  
Clear Creek Ln  
E Old Ranch Rd  
E Washington St

Centre Pointe  
at Colton  
E Santo Antonio Dr  
S Mount Vernon Ave  
S Mount Vernon Ave

W Century Ave  
15 D S

Camino Real  
SE SE 1  
SE SE 1

E Airport Dr  
W Hospitality Ln  
E Hospitality Ln

10

S Hunts Ln  
S Helena St  
S Hunts Ln

Southern Pacific RR

E Cooley Dr  
E Cooley Dr  
Cisco St  
Atchison St  
Overland St  
Cherry Wood Ln  
Oak Glen Ln  
Sugar Pine Ln  
Forest Dr  
Clear Creek Ln  
E Old Ranch Rd  
E Washington St

Heritage Ln

Cooley Ranch  
Elementary  
School

E Washington St

W Century Ave

Camino Real

E Airport Dr

10

S Hunts Ln

Southern Pacific RR

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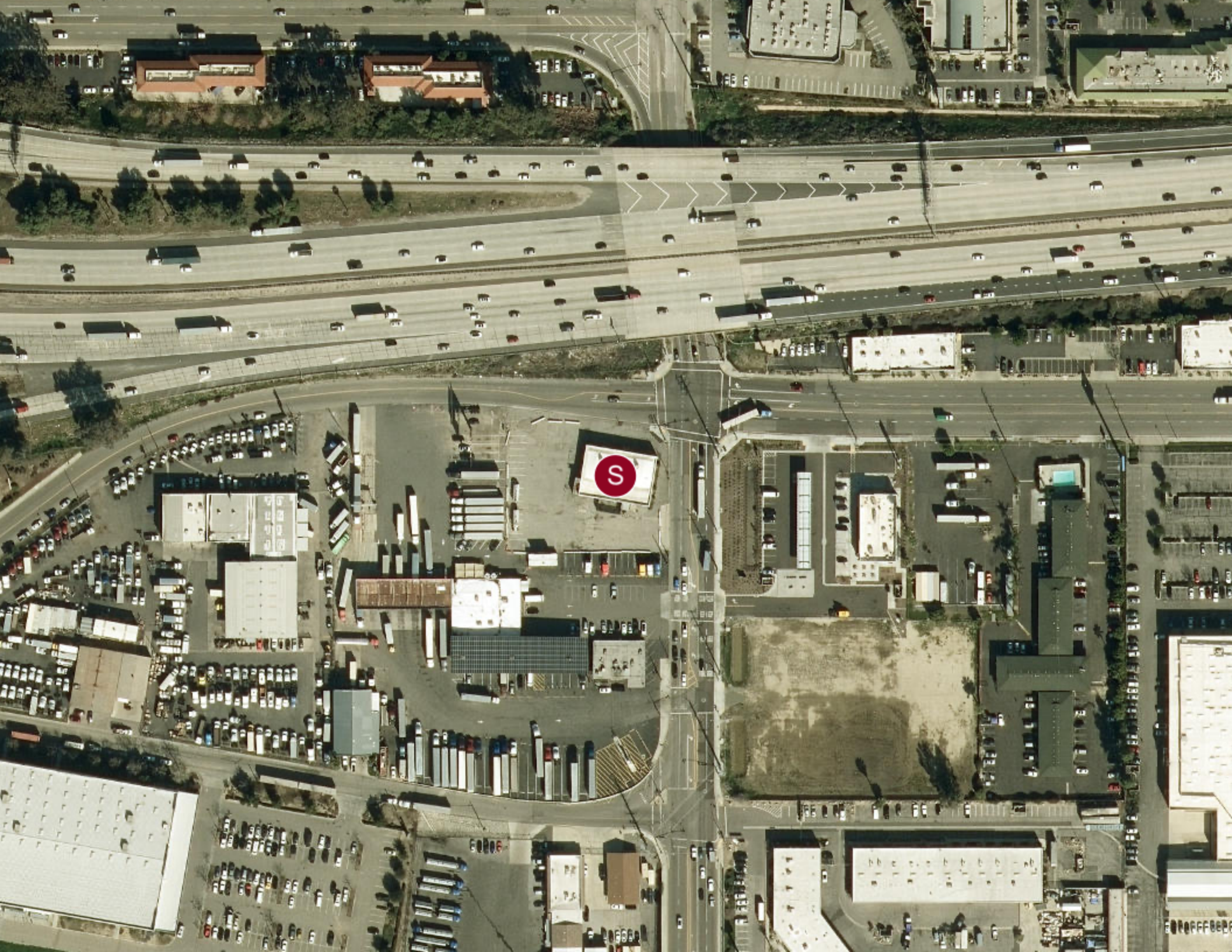
Southern Pacific RR

E Cooley Dr

Heritage Ln

Cooley Ranch  
Elementary  
School

E Washington St



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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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