

INDUSTRIAL FOR LEASE

Industrial Automotive/Light Industrial

291 WEST H STREET, COLTON, CA 92324



NNN RETAIL GROUP

FOR LEASE | 4 UNITS | AUTOMOTIVE USE | 3-4 ROLL UP DOORS





PROPERTY SUMMARY



Property Summary

Lease Rate: 13.76-20.33
Available SF: 5,782

Exclusively Listed By:

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Property Overview

NNN Retail Group is pleased to present a rare opportunity to rent a industrial/automotive building in Colton, CA. Located at 291 West H Street, this 7,762 SF building sits on a 0.47 acre lot comprised of 4 separate units. Built in 2006, the property is currently 25% occupied, providing flexibility for an owner-user to occupy the property immediately. The property is comprised of two buildings with a total of thirteen roll-up doors. There are four separate units that are separately metered with their own bathrooms and some office space in several of the units.

Location Overview

Strategically situated in the Inland Empire, one of the nation's most active industrial markets. The Inland Empire continues to rank as one of the nation's most desirable industrial markets, benefiting from exceptional transportation infrastructure and high tenant demand. The property benefits from excellent accessibility to major transportation corridors, including the I-10, I-215, and I-15 freeways. The immediate trade area continues to demonstrate strong demand for light industrial and automotive-related uses, supported by a robust labor pool and a population of more than 319,000 residents within five miles.

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Highlights

2006 Construction | Reducing Near-Term Capital Expenditure Risk

Strategic Location | Excellent Access to I-10, I-215, and I-15 Freeways

Flexible Industrial Use | Ideal for Automotive, Warehouse, or Light Manufacturing Operations

Strong Market Fundamentals | Located in the Inland Empire, One of the Strongest Industrial Hubs in the U.S.

Robust Demographics | Over 319,000 Residents Within Five Miles, Median Household Incomes Exceeding \$43,000

Space	Size	Rate	Use	Available
B	2,006	\$14.96 /sf/yr	Industrial	Yes
C	2,006	\$13.76 /sf/yr	Industrial	Yes
D	1,770	\$20.33 /sf/yr	Industrial	Yes

Notes

All information contained herein has been obtained from sources deemed reliable, but neither the Seller nor Broker makes any guarantees, representations, or warranties, expressed or implied, as to the accuracy or completeness of the information, including but not limited to square footage, property condition, or financial performance. Buyers are strongly advised to conduct their own independent due diligence, verification, and investigations, and shall not rely on this marketing package or statements by Broker or Seller.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



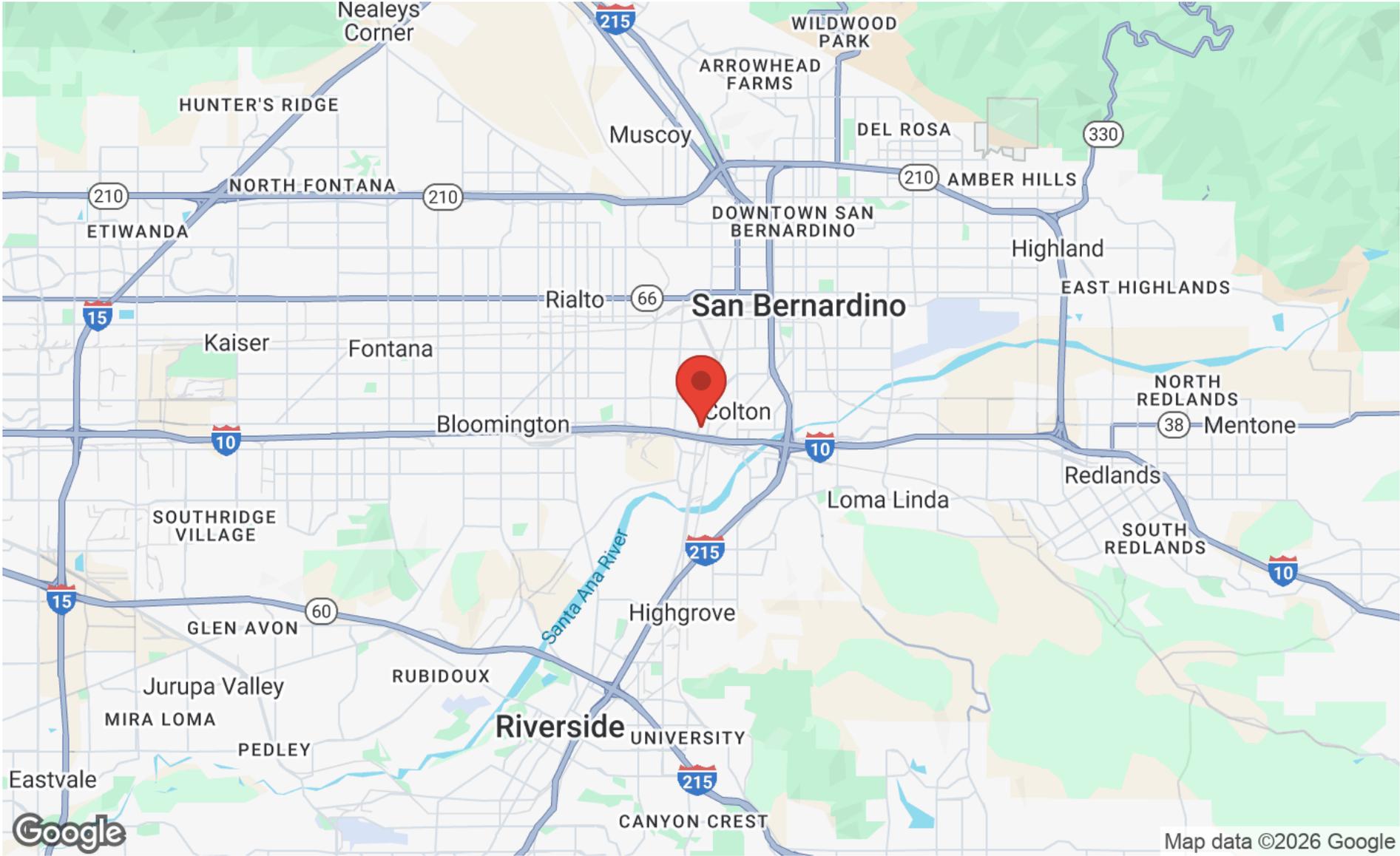
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REGIONAL MAP



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AERIAL MAP



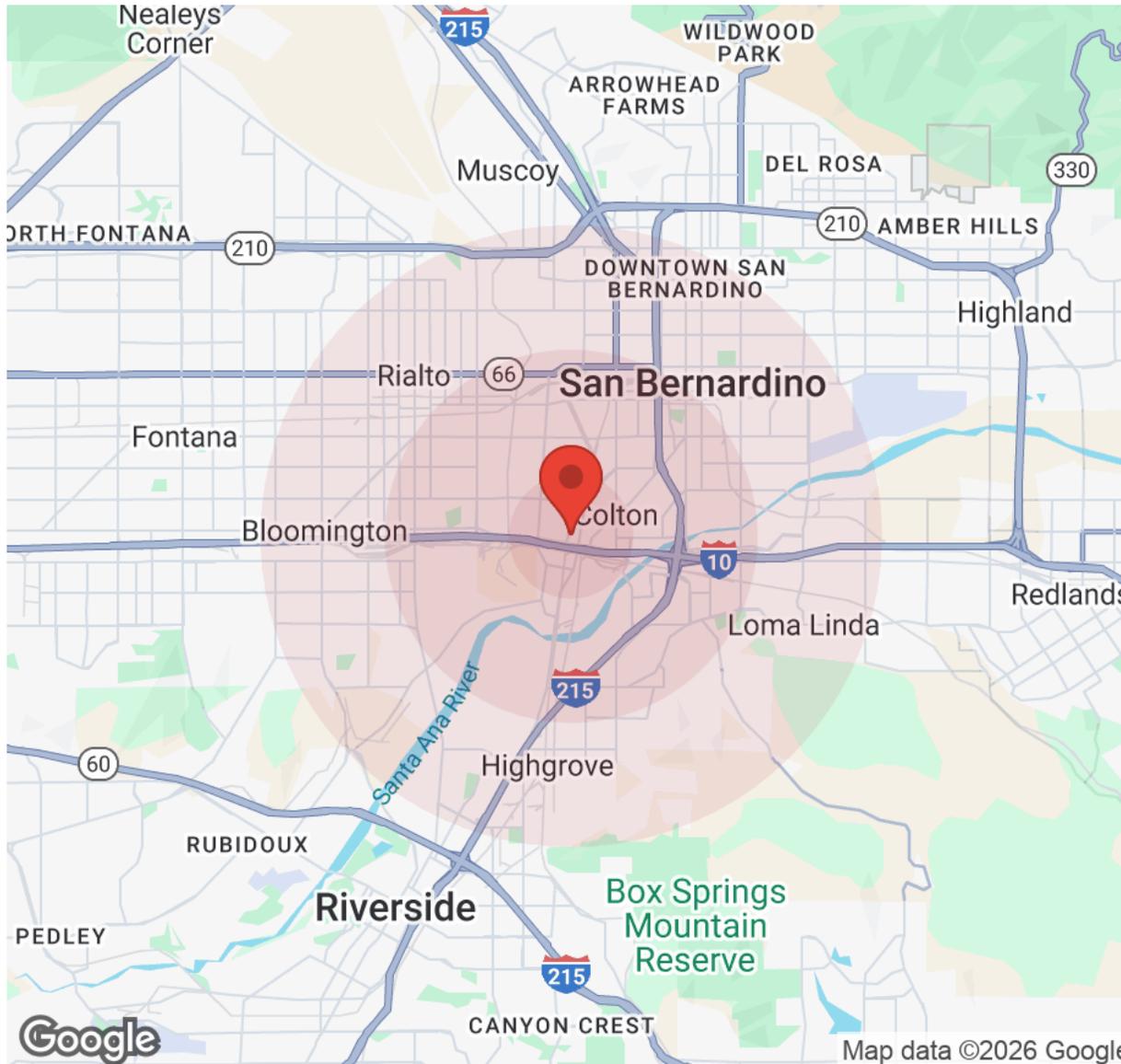
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,672	51,290	150,754
Female	7,713	52,624	153,655
Total Population	15,384	103,915	304,409

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,194	21,449	64,349
Ages 15-24	2,513	16,834	48,616
Ages 25-54	6,676	44,987	130,206
Ages 55-64	1,450	10,175	29,584
Ages 65+	1,550	10,469	31,653

Income	1 Mile	3 Miles	5 Miles
Median	\$68,387	\$76,036	\$75,774
< \$15,000	531	2,447	7,974
\$15,000-\$24,999	217	1,639	5,376
\$25,000-\$34,999	295	2,393	6,701
\$35,000-\$49,999	552	3,124	8,933
\$50,000-\$74,999	778	5,346	14,036
\$75,000-\$99,999	719	4,879	12,722
\$100,000-\$149,999	850	6,084	16,758
\$150,000-\$199,999	263	2,808	8,033
> \$200,000	192	1,583	6,295

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,744	32,596	93,518
Occupied	4,398	30,301	86,828
Owner Occupied	2,184	16,306	42,863
Renter Occupied	2,214	13,995	43,965
Vacant	345	2,294	6,690



DISCLOSURE

CONTACT US

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