

HIGHWAY ADJACENT SMALL BAY INDUSTRIAL | COMING SOON

900 JOHN STREET, BANNING, CA 92220

Availability From: $\pm 2,400$ SF to $\pm 16,000$ SF



RENOVATION PLAN IN PLACE

Target Ready: December 1, 2026



Image is a digital post-renovation rendering. Colors and finishes are subject to change.

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PROPERTY OVERVIEW

900 John Street offers a unique **opportunity to lease** a newly renovated $\pm 2,400$ - $\pm 16,000$ square foot bay industrial suites with **anticipated completion on December 1, 2026**. Upon completion, the property will deliver a refreshed and modernized industrial environment designed to accommodate a variety of warehouse, distribution, and light manufacturing and showroom users.

Situated on a ± 4.36 -acre parcel, the property features a favorable site-to-building ratio, providing flexibility for on-site circulation, parking, and potential yard or outdoor storage (subject to municipal approval). The ongoing improvements position the asset as a highly functional and competitive option within the San Geronio Pass industrial corridor.

Property Highlights

- Building undergoing renovation (delivery December 1, 2026)
- Updated exterior and interior improvements (details upon request)
- Functional warehouse layout with flexible use potential
- Ample on-site parking and circulation
- Potential for yard or outdoor storage (subject to approvals)
- Dock High Loading Available

Location Overview

Located in the City of Banning, 900 John Street benefits from a strategic position within the San Geronio Pass—commonly recognized as the gateway between the Inland Empire and the Coachella Valley. The property offers immediate access to Interstate 10, a primary east-west transportation corridor facilitating efficient connectivity to Palm Springs, Riverside, and the greater Los Angeles region.

As industrial users continue to expand eastward in search of cost-effective alternatives to core Inland Empire markets, Banning has emerged as an increasingly attractive submarket for logistics, service industrial, and regional distribution operations.

PROPERTY INFORMATION

Property Type:	Industrial
Total Building Size:	$\pm 55,800$ SF
Lot Size:	± 4.36 acres total, including the IOS
Year Built/Renovated:	1989/2026
Zoning:	Light Industrial
Available:	December 1, 2026
Suites:	10
*Available Sizes:	$\pm 2,400$ SF to $\pm 16,000$ SF
	<i>*can be combined for up to $\pm 30,400$ SF</i>

BUILDING SPECS

Clear Height:	20'
Drive-Ins:	~15
Power:	1600 AMPS
Tenancy:	Multi





UNIT	SIZE	BASE RATE	TYPE	AVAILABLE
A	±11,000 sq. ft.	\$0.95/SF	NNN	December 1, 2026
B	±4,800 sq. ft.	\$1.00/SF	NNN	December 1, 2026
C	±2,400 sq. ft.	\$1.05/SF	NNN	December 1, 2026
D	±4,800 sq. ft.	\$1.00/SF	NNN	December 1, 2026
E	±2,400 sq. ft.	\$1.05/SF	NNN	December 1, 2026
F	±2,400 sq. ft.	\$1.05/SF	NNN	December 1, 2026
G	±2,400 sq. ft.	\$1.05/SF	NNN	December 1, 2026
H	±4,800 sq. ft.	\$1.00/SF	NNN	December 1, 2026
I	±4,800 sq. ft.	\$1.00/SF	NNN	December 1, 2026
J	±16,000 sq. ft.	\$0.95/SF	NNN	December 1, 2026
K	1.5 Acre Yard	TBD	TBD	February 1, 2027

INDUSTRIAL SPACE - RENOVATION PLAN

- » Full Exterior Paint
- » New Parking Lot
- » New Landscaping
- » New LED Lighting
- » Interior Paint
- » New Flooring in Office
- » New Bathrooms

RENDERINGS

COMING SOON | Industrial Suites For Lease
900 John Street, Banning, CA 92220

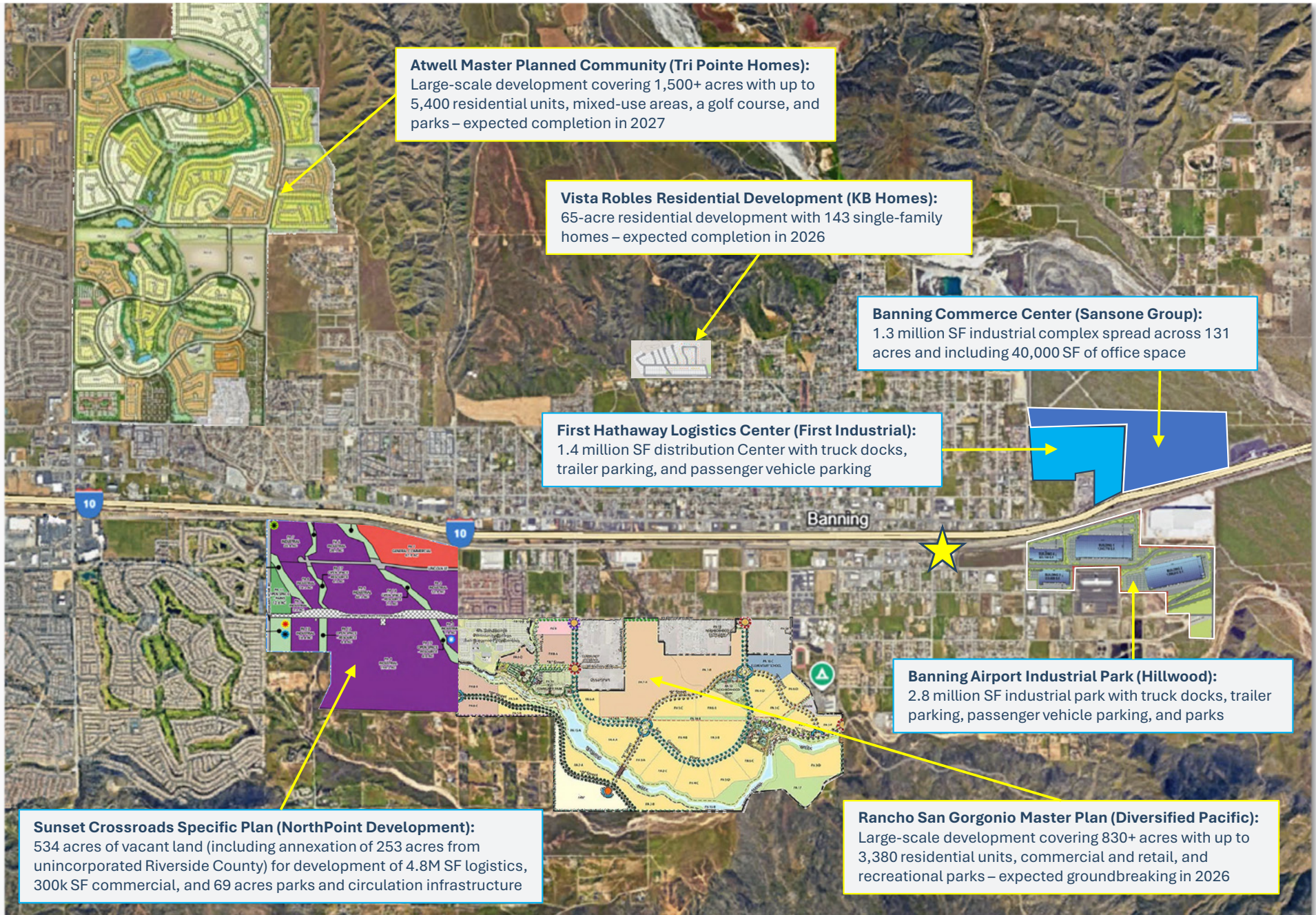


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Rendering





CONFIDENTIAL & PROPRIETARY

AERIAL MAP

COMING SOON | Industrial Suites For Lease
900 John Street, Banning, CA 92220



AREA OVERVIEW

COMING SOON | Industrial Suites For Lease
 900 John Street, Banning, CA 92220

Banning is strategically located within the San Geronio Pass, serving as a critical gateway between the Inland Empire and the Coachella Valley. Positioned along Interstate 10, one of Southern California’s primary east-west transportation corridors, Banning provides efficient connectivity to major population centers including Los Angeles, Riverside, and Palm Springs.

As industrial users continue to expand beyond core Inland Empire markets in search of cost-effective alternatives, Banning has emerged as a desirable submarket offering accessibility, availability, and long-term growth potential.

Strategic Location & Connectivity

Banning’s location along Interstate 10 allows for direct access to regional and national distribution networks. The property is within convenient driving distance to:

- The greater Los Angeles metropolitan area
- The Inland Empire industrial core (Riverside / San Bernardino)
- Palm Springs and the broader Coachella Valley

Additionally, the area benefits from proximity to Palm Springs International Airport and access to the Ports of Los Angeles and Long Beach via Interstate 10 and regional freeway connections.

Industrial Market Positioning

Banning is increasingly recognized as a value-driven alternative to higher-cost industrial markets such as Ontario, Fontana, and Riverside. The area supports a range of industrial uses including:

- Warehouse and distribution
- Light manufacturing
- Contractor and service industrial

With more available land and lower occupancy costs, Banning attracts tenants seeking functional space without the pricing constraints of core logistics hubs.



DEMOGRAPHICS	2-mile	10-mile
2025 Population	17,128	102,674
2025 Households	4,926	34,818
Median Age	35.3	40.6
Average HH Income	\$81,674	\$104,662
Median HH Income	\$60,757	\$82,567
Avg. HH Consumer Spending	\$30,556	\$35,261
Average Daily Traffic (ADT)	I-10: 125,338	

YOUR ADVISORS



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