



## **2197 La Crosse Ave**

2197 La Crosse Ave, Colton, CA 92324



**Ryan Cobb**

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# 2197 La Crosse Ave

\$22.80 /SF/YR

Amazing Opportunity! Just south of Barton and 215 Fwy, with amazing freeway frontage advertising for your business. Turkey retail/office in the front, and extra clean warehouse with a built-out mezzanine. Immediate availability. Includes an additional 384 (+/-) SF....

- 215/91 Fwy Frontage
- Mezzanine
- Additional Storage



Rental Rate:	\$22.80 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	4,997 SF
Year Built:	2015
Rental Rate Mo:	\$1.90 /SF/MO

## 1st Floor

Space Available	4,997 SF
Rental Rate	\$22.80 /SF/YR
Date Available	Now
Service Type	Industrial Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

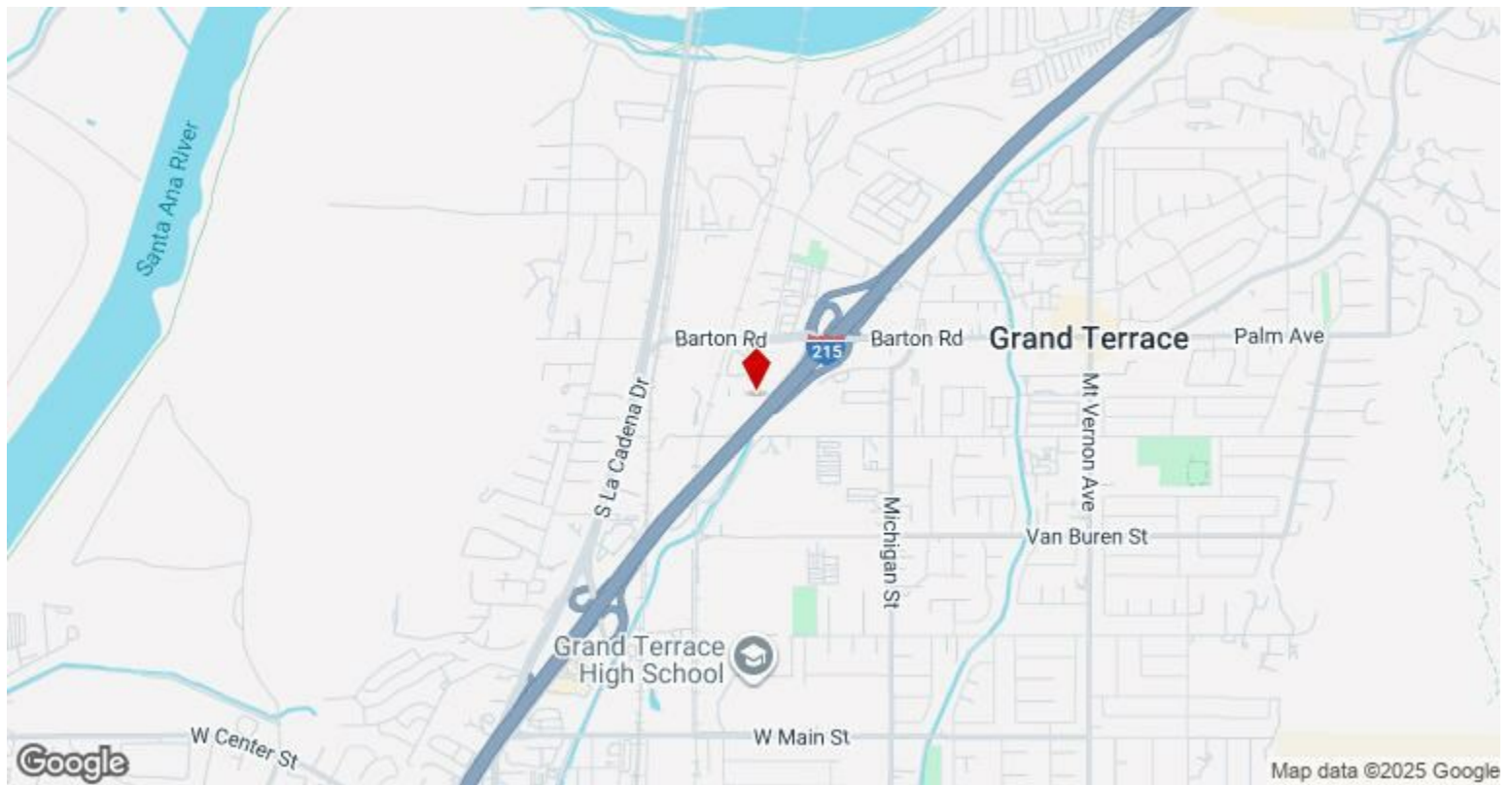
Amazing Opportunity! Just south of Barton and 215 Fwy, with amazing freeway frontage advertising for your business. Turkey retail/office in the front, and extra clean warehouse with a built-out mezzanine. Immediate availability. Includes an additional 384 (+/-) SF. Single Building Gross Lease. All landscape, shared parking, and parking lot lighting maintained paid by Lessor.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Hoseman	-	February 2019



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## Property Photos



Additional Storage



Front Office/Retail

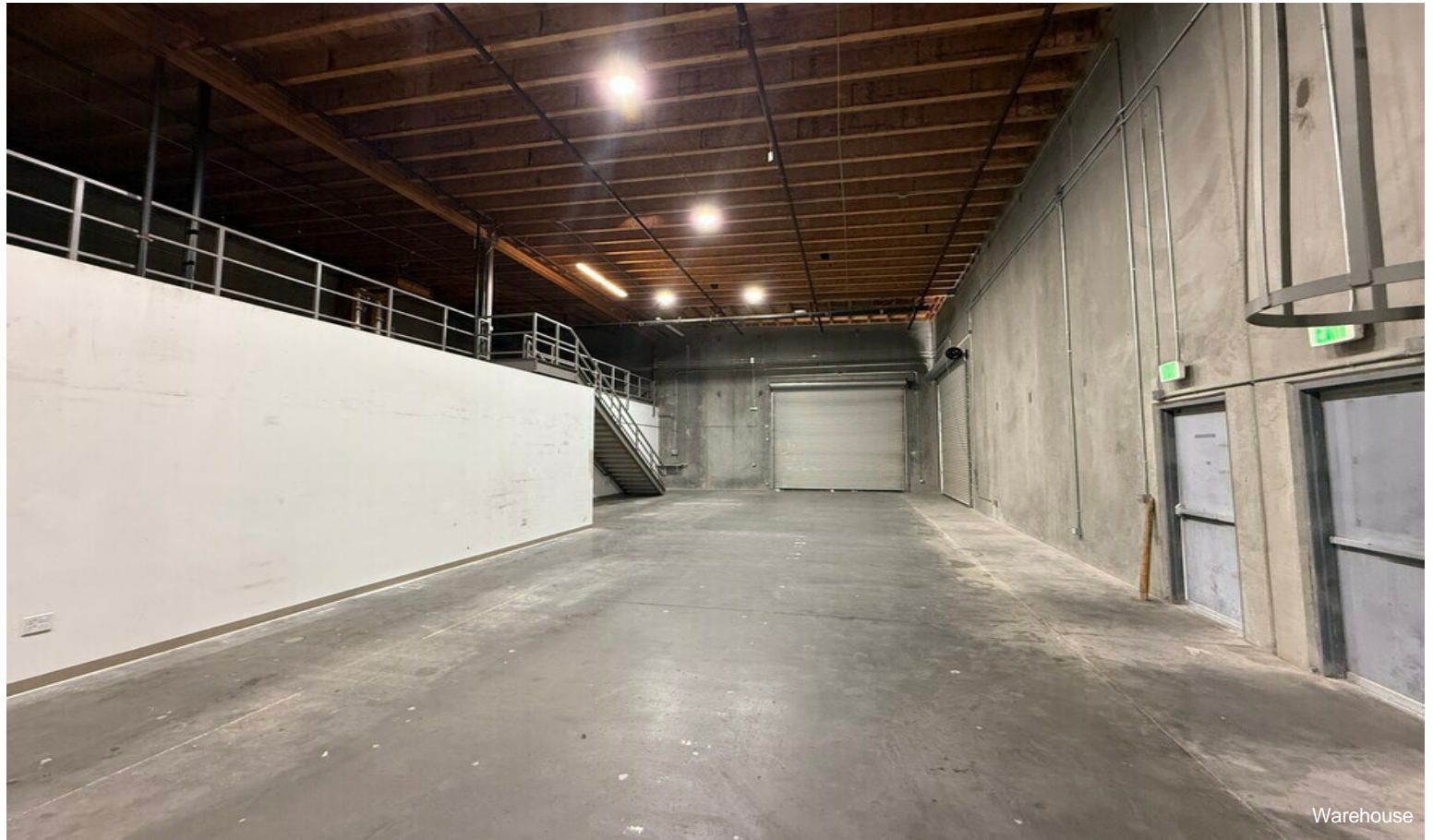


## Property Photos



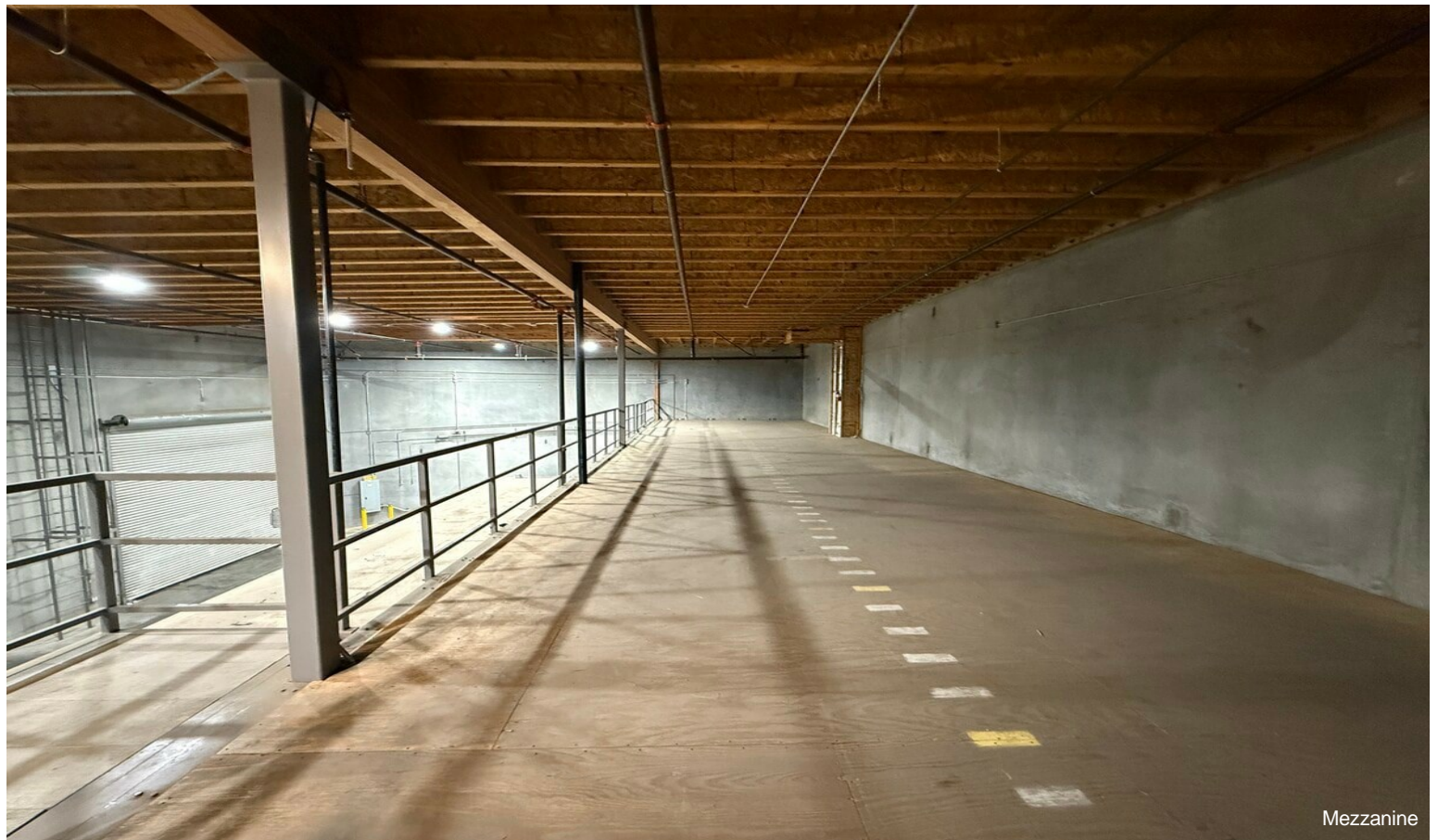


## Property Photos





## Property Photos





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## Property Photos



Warehouse