

FOR SALE OR LEASE



ELOY COVARRUBIAS

Executive Vice President
+1 909-418-2284
Lic # 01462376
eloy.cova@cbre.com

JOE WERDEIN

Executive Vice President
+1 909-418-2285
Lic # 01791235
joe.werdein@cbre.com

GARRY JENKINS

Senior Associate
+1 909-418-2147
Lic # 02008115
garry.jenkins@cbre.com

Outside Storage | ±61.63 ACRES

Seven W Business Park | 1500 Crafton Avenue | Redlands, CA

CBRE



CBRE is pleased to offer Seven W Business Park for Sale or Lease.

The site is approximately 62 acres and consists of 33 acres of vacant land immediately available for sale/ lease and 300,000 SF of existing small bay industrial buildings. This is an exceptionally rare opportunity to purchase/ lease land in the inland empire at an unprecedented scale. As the only large tract of land that is zoned for industrial uses, this site has premier access to all parts of commerce and trade within the inland empire. Additionally, the site offers site plan flexibility to appeal to a variety of user demand profiles, CHRP has configured the site so that users can lease the whole site, or smaller portions consisting of 13 acres, 15 acres, or 33 acres.

HIGHLIGHTS:

- » Located within 4-miles of I-10 which provides access to critical highways in Southern California including the I-15, I-215, CA-60, and CA-210
- » Less than 90 miles to the Ports of LA and Long Beach
- » Less than 30 miles to the Ontario & San Bernardino Airports and Union Pacific & BNSF Railroads
- » Former Manufacturing Facility, the property features an on-site substation which provides 5000KVA of power, which has enough capacity to serve approximately 33 EV chargers on site
- » Only site within 10+ mile radius zoned for both industrial and storage "By Right"



WAREHOUSE/OFFICE
INDOOR STORAGE

±62 ACRES

VACANT LAND, IOS

VACANT LAND, IOS

Desirable Redlands location for vendors, contractors, and other service related uses.

This prominent Inland Empire East location provides users with direct access to the I-10 and I-210 Freeways via SR-38 on/off ramp. The property can accommodate users' business operations for trailer/auto storage, general storage, and construction yard.

FEATURES

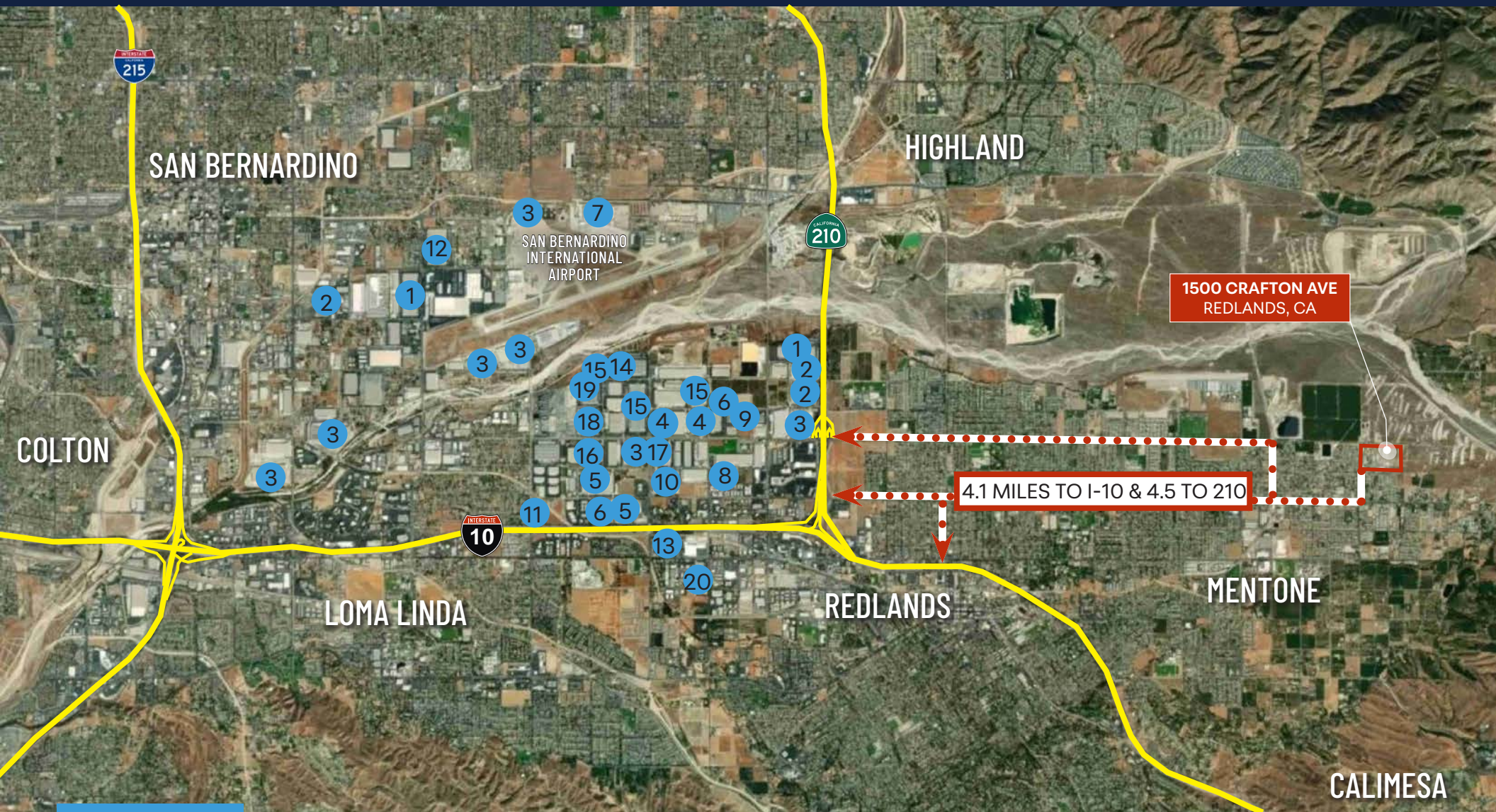
- » ±13.63 to ±61.63 Acres for sale/lease
- » Ideal Location for Contractors, Storage Yards, Equipment Rental, and Other Service Related Uses
- » Flat topography
- » Paved and unpaved
- » Abundance of trailer and auto parking
- » Close proximity to I-10 (4.1 mi), I-210 (4.5 mi) and I-215 (10.5 mi) Freeways

SITE PLAN





PHASE	ACRES	BUILDING	SF	GL	DH	POWER	CLR HT
1	13.63	7W-1	39,900	1		1200 amp 480v 3 ph	9'-14'
		118	15,600	1	1	400 amp 480v 3 ph	10' - 15'4"
		115	2,968	1	-	225 amp 208v 3 ph	11'6" - 12'6"
		123	15,260	1	-	400 amp 480v 3 ph	11' - 15'4"
		127	6,968	-	1		11'6" - 16'
		126	10,881	-	-		8'-13'
		125	18,023	-	-	800 amp 480v 3 ph	10' - 15'4"
2	15.00	100	32,135	2	8	400 amp 480v 3 ph	10' - 16'
		91	17,118	2	1	800 amp 480v 3 ph	18' - 24'
		124	6,400	1	4	800 amp 480v 3 ph	16'-20'
		130					
		129	16,490	2	-	800 amp 480v 3 ph	24'-26'1"
		A, B, C, D & E	26,119	-	-	150-200 amp 208v 3 ph	8'6"
		72	10,080	3	-	600 amp 480v 3 ph	13'-3"
3	33.00	128	14,500	1	1	400 amp 208v 3 ph	18'
		132	7,200	3	1	50 amp 480v 3 ph	13'3"
		2	8,000	1	2	400 amp 208v 3 ph	n/a
		5	2,176	1	1	225 amp 208v 3 ph	10'6"
		114	15,700	-	-	-	12'
		111	1,931	-	-	-	10' - 16'
		15	5,610	-	-	200 amp 208v 3 ph	10'11"
		7	861	-	-	100 amp 208v 3 ph	10'6"
		9	1,544	-	-	200 amp 208v 3 ph	10'6"



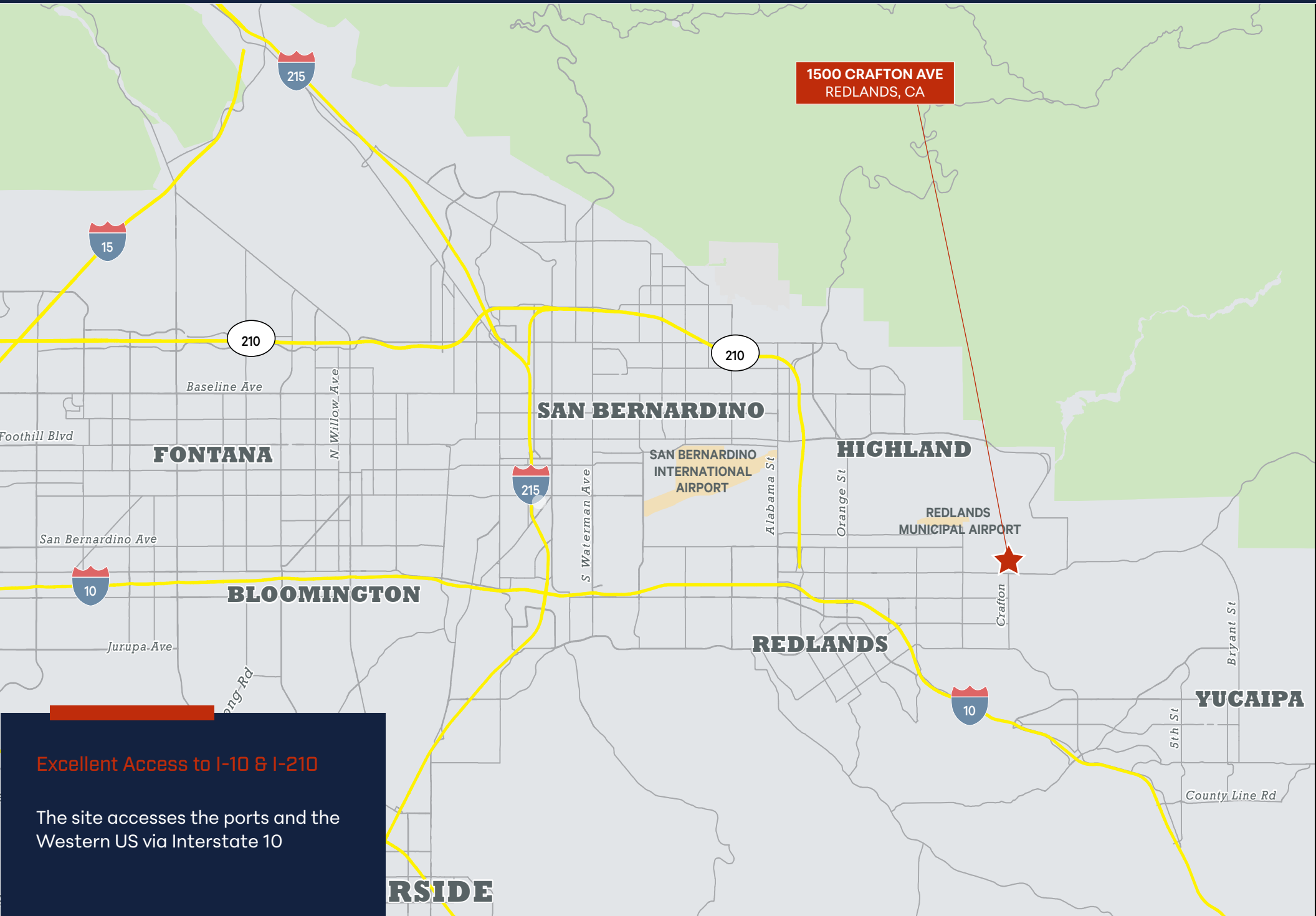
- 1 HOME DEPOT
- 2 BURLINGTON
- 3 AMAZON
- 4 XPO
- 5 ASHLEY

- 6 KUEHNE & NAGEL
- 7 SHOPIFY
- 8 BMW
- 9 CONTINENTAL
- 10 DCG

- 11 IMPERIAL DADE
- 12 MATTEL
- 13 WALMART
- 14 EXEL
- 15 PERFORMANCE TEAM

- 16 SALTON
- 17 M BLOCK
- 18 CLOROX
- 19 KIMBERLY CLARK
- 20 LOWES

LOCATION MAP



1500 CRAFTON AVE
REDLANDS, CA

Excellent Access to I-10 & I-210

The site accesses the ports and the Western US via Interstate 10

RSIDE

Direct Access to Key Demand Drivers & Infra- structure

FREEWAYS

MILES

AIRPORTS

MILES

PORTS

MILES

10 Freeway	4.1
210 Freeway	4.5
215 Freeway	10.3

SBD	11
ONT	29
LAX	84

LA/ LB	90
SD	116

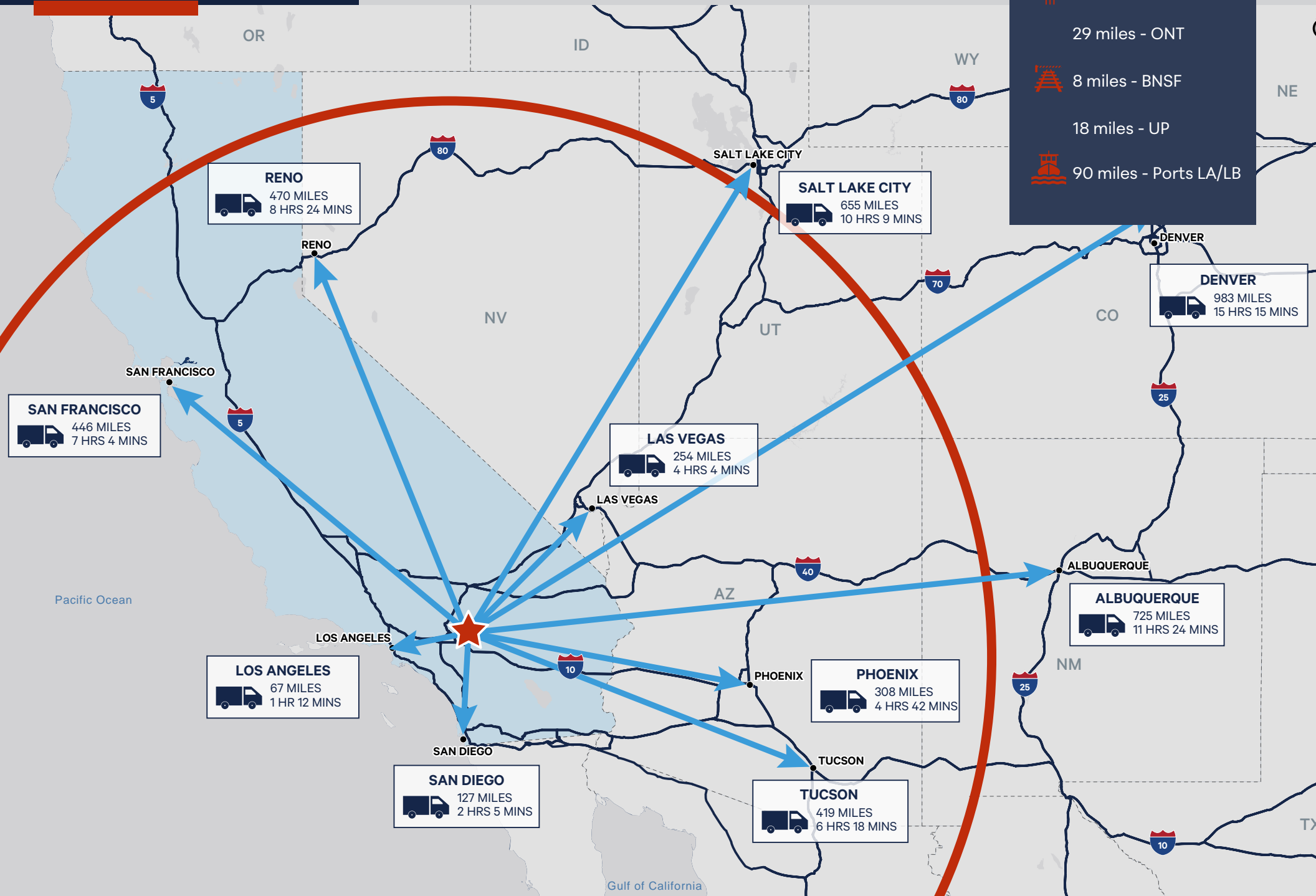


DRIVE TIME



DISTANCES

-  11 miles - SBD
- 29 miles - ONT
-  8 miles - BNSF
- 18 miles - UP
-  90 miles - Ports LA/LB



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For more information, please contact:

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