



401 ALABAMA STREET Redlands, CA FOR SALE/LEASE \pm 95,500 SF

*DIVISIBLE FREESTANDING INDUSTRIAL BUILDING
SITUATED ON 4.53 ACRES OF LAND*



401 Alabama Street, Buildings 53A&B REDLANDS, CA

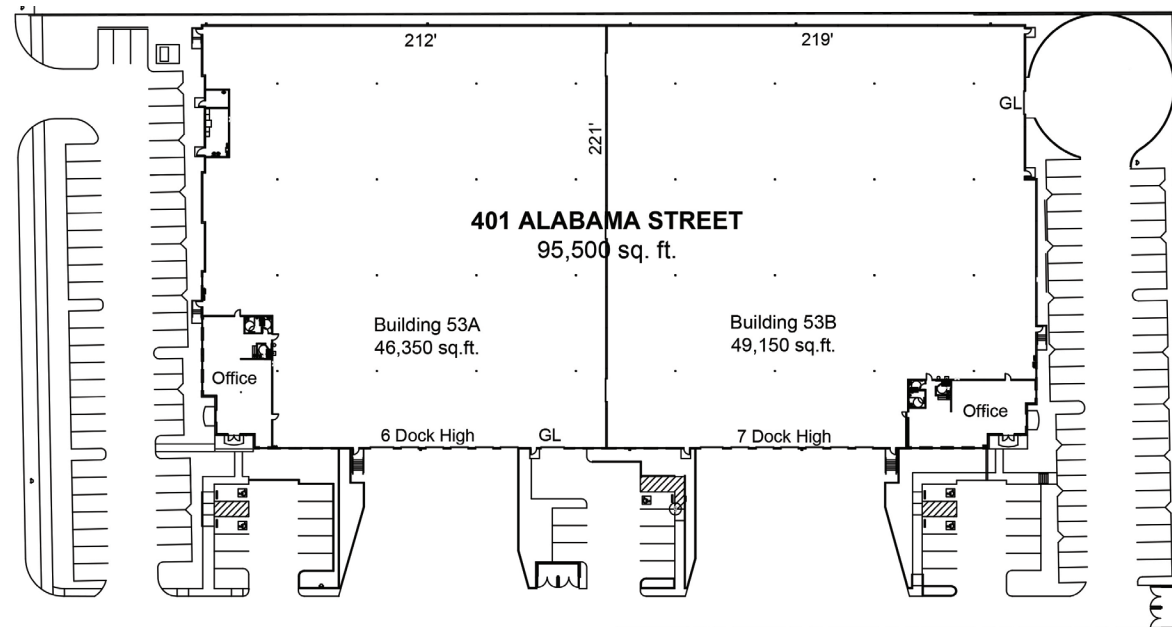
BUILDING FEATURES:

- ±5,000 SF of Office Space
- Coffee Bars and Men and Women Tiled Restrooms
- Bonus Mezzanine Structure above all Offices for Future Expansion on Second Floor
- 30' Clear Height
- 13 Dock High Loading Doors
- 2 Ground Level Doors
- 1,800 Amps; 277/480 Volt Electrical Service
- 129 Parking Stalls
- ESFR Warehouse Fire Sprinklers
- Wide Column Spacings for Flexible Rack Layouts
- 6-Inch 4000 PSI Steel-Reinforced Floor Slabs
- Highly Efficient LED Warehouse Lighting
- 3% Skylights for Better Day Lighting
- EV/IC Commercial Industrial Zoning



Another Quality Development By

Investment Building Group
owner/developer



HERRICK JOHNSON

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