

**FOR LEASE - 73,838 SF**

**1455 Research Drive, Unit A**

Redlands, CA



**CONTACT**

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# 1455 Research Drive, Unit A

## BUILDING HIGHLIGHTS

±73,838 SF

±3,027 SF of finished office space and restrooms

30' clear height

ESFR sprinkler system

14 Dock-High loading doors

9 dock levelers

2 ground level ramps

140' secured concrete truck court

±96 parking spaces (1.3:1,000 SF), additional parking available

52' x 50' typical column spacing

277/480-volt 3 phase, 4 wire electrical service

T-5 warehouse lighting with motion sensors

Close proximity to BNSF San Bernardino Intermodal yard

Immediate access to the I-10 & 210 Freeways

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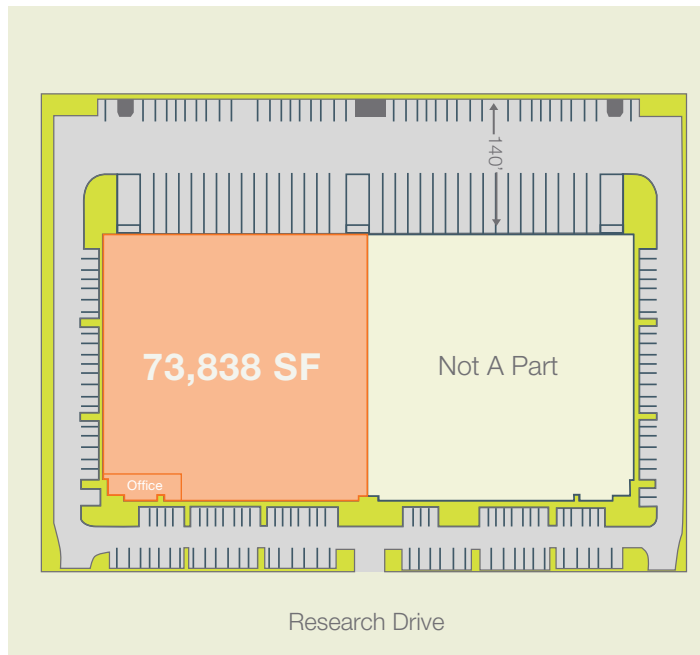
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