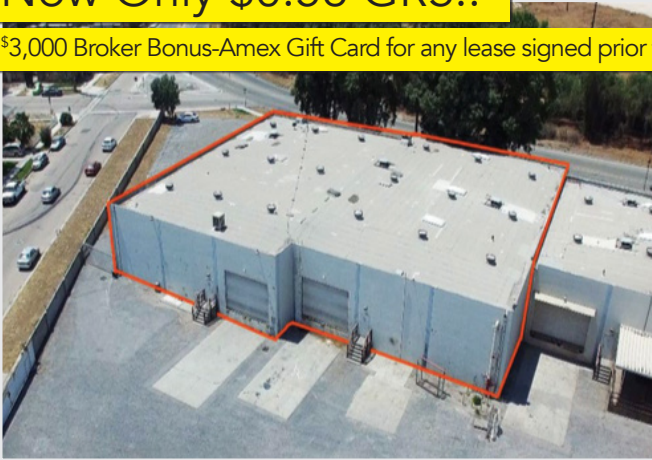




275 S RANCHO AVE COLTON, CA

Now Only \$0.58 GRS!!

\$3,000 Broker Bonus-Amex Gift Card for any lease signed prior to Jan. 1, 2020

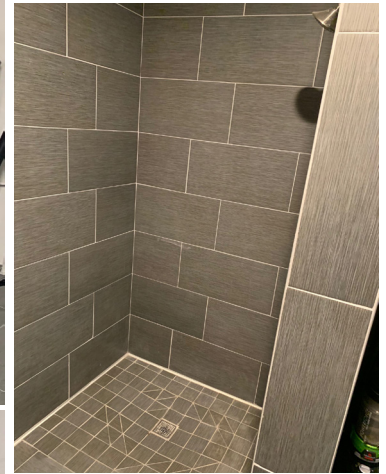


PROPERTY FEATURES

- ±18,000 SF Warehouse
(POL ±40,000 SF Building)
- ±1,900 SF Recently Renovated Office Area
- ±1.67 Acre Lot
- 18' Ceiling Clear Height (Verify)
- 2 Double Load Dock High Doors
(4 dock positions)
- 1 Ground Level Door
- Fenced Yard - Access from 3rd Street & Rancho Ave
- 200-400 Amps/120/240 Volt Power (Verify)
- M-1 Zoning (Verify)
- Excellent 10 Freeway Access (less than 1/4 mile from Rancho Exit)
- **5 YEAR LEASE POSSIBLE**



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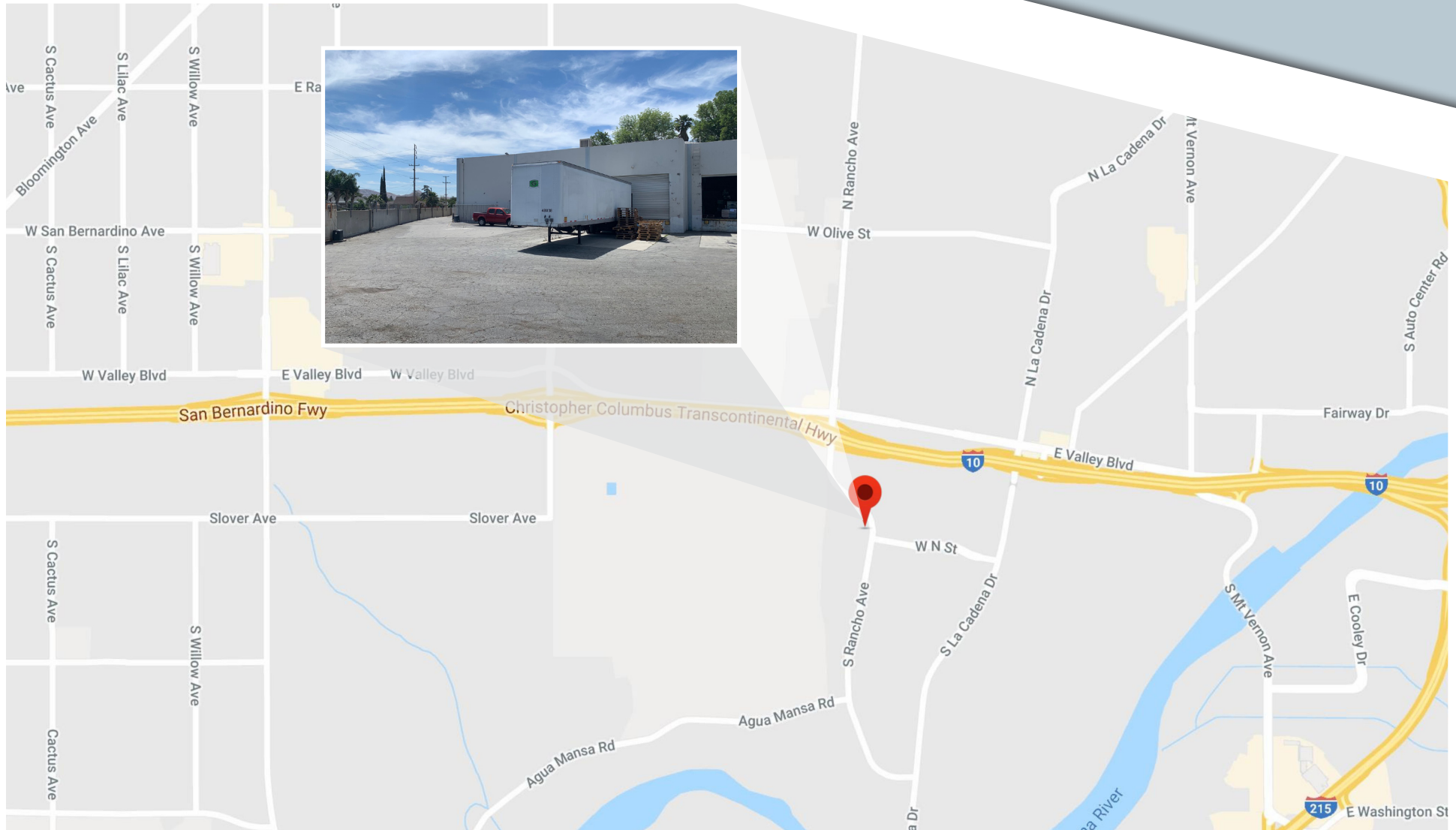


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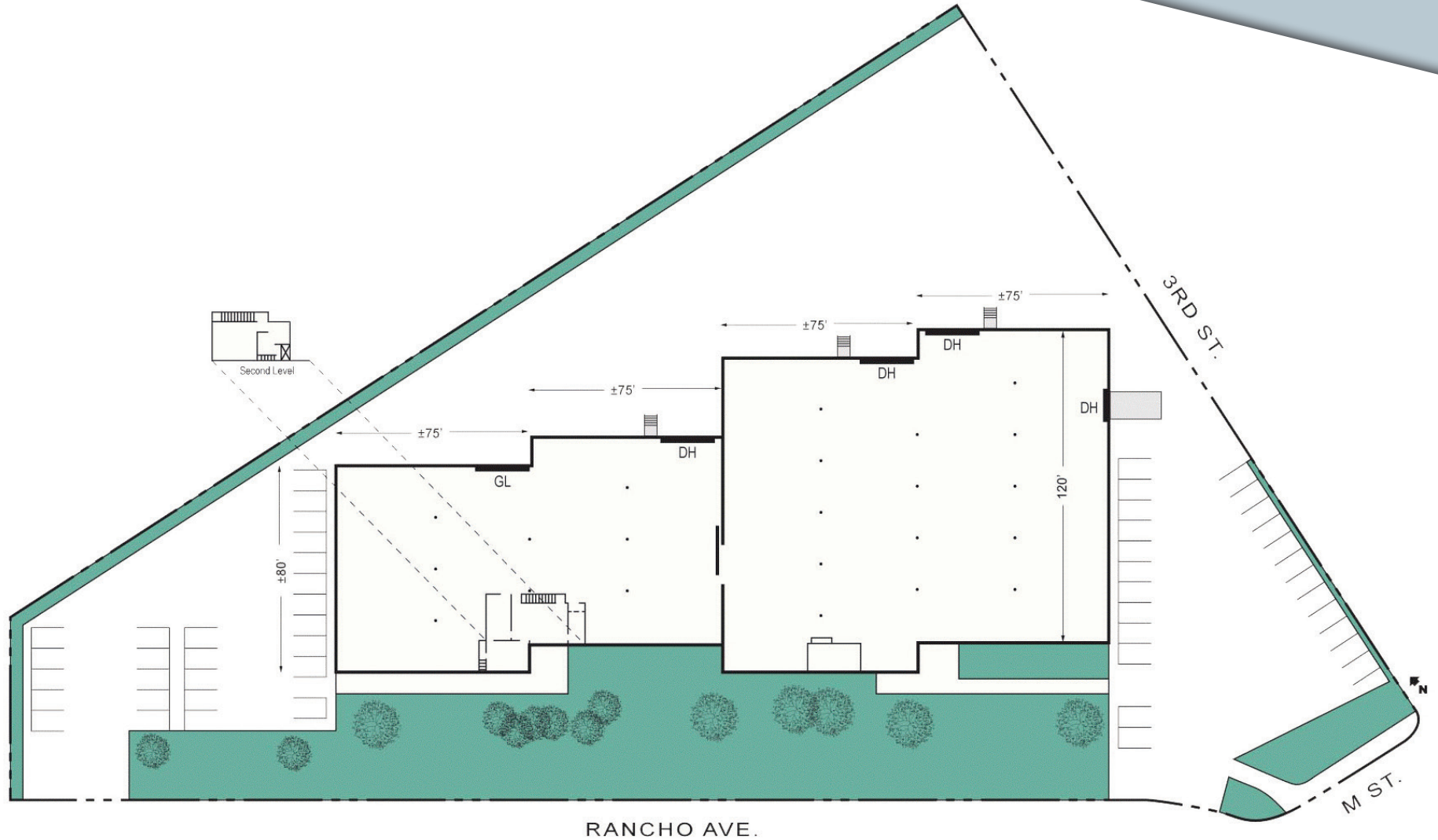
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Large secured and fenced yard with 4 Dock High Positions.



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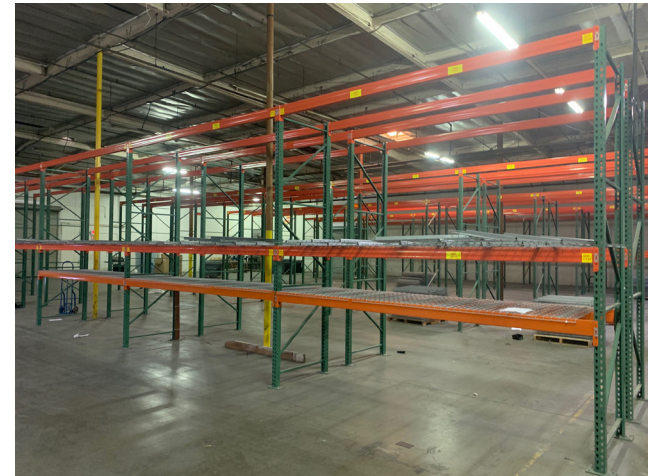




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Racking may be included;
inquire for more information



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