

# Investment Building Group

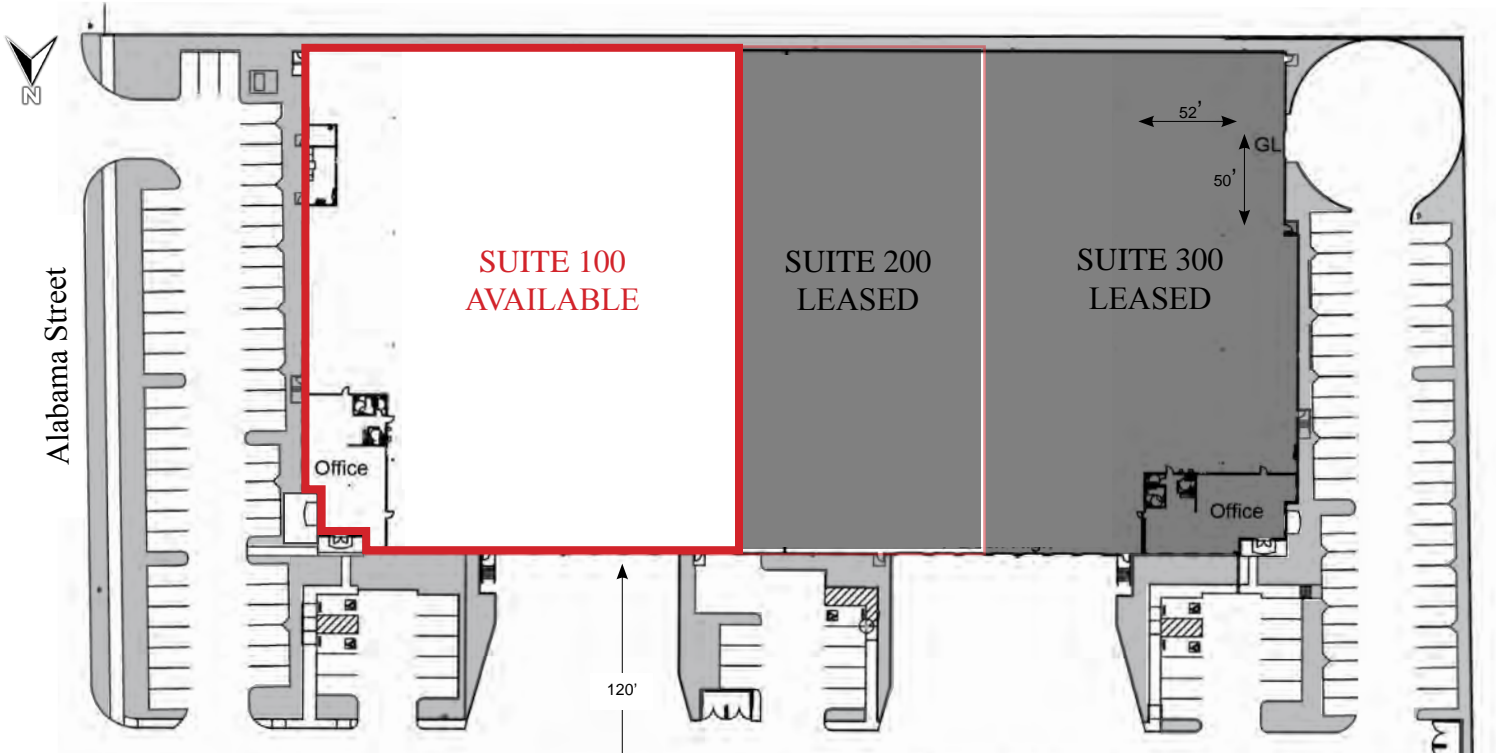
owner/developer

±46,350 SF  
Available in Redlands

- Identity location with easy freeway access
- Dock high and grade level loading
- ESFR fire protection
- Office suites have coffee bars and men and women tiled rest rooms and bonus mezzanine structure above
- 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
- Generous on site auto parking

401 Alabama Street, Redlands, California



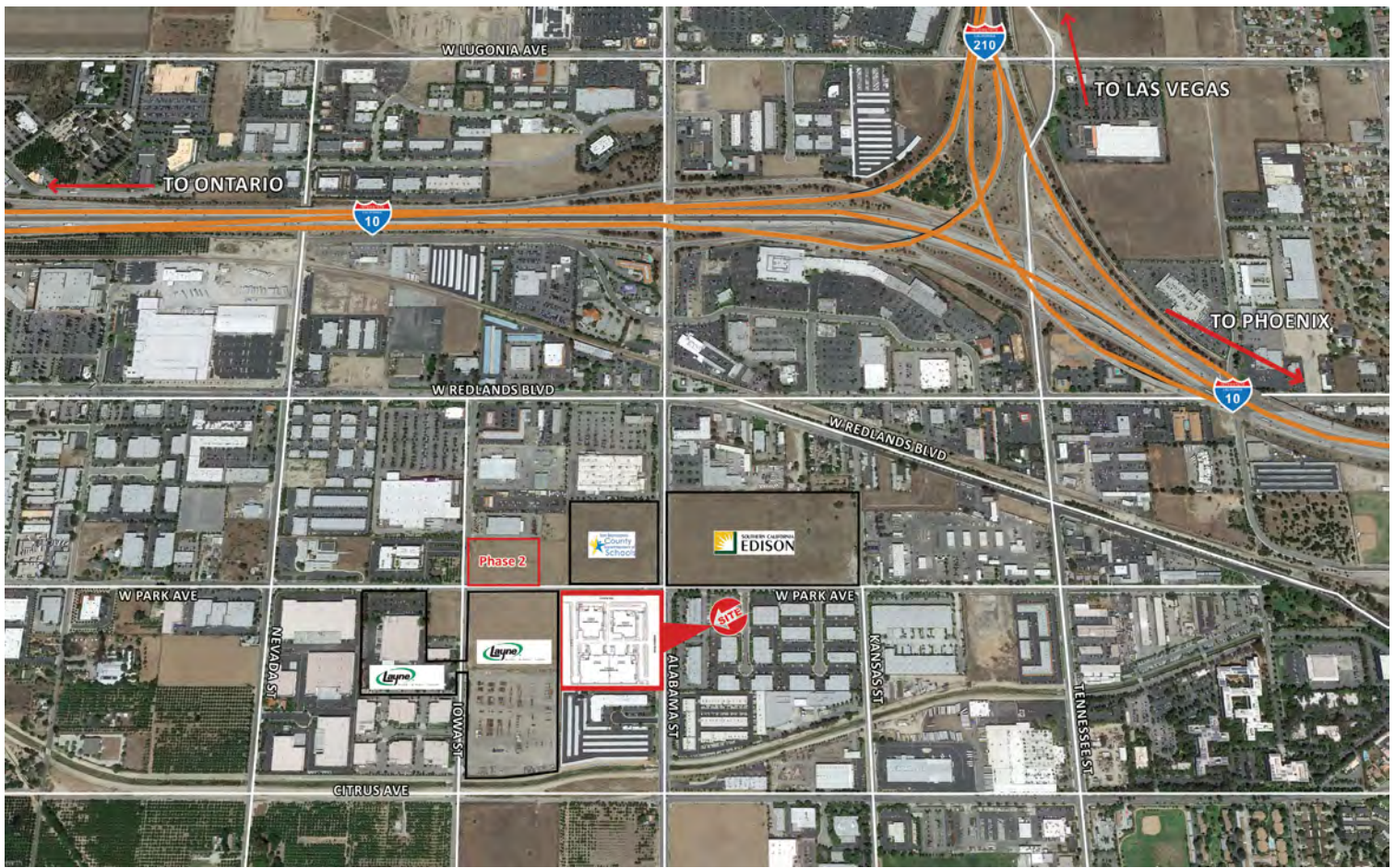


	Suite 100	Suite 200 <b>LEASED</b>	Suite 300 <b>LEASED</b>	Full Building
Address	401 Alabama Ave	401 Alabama Ave	401 Alabama Ave	401 Alabama Ave
Building Size	46,350 SF	19,550 SF	29,600 SF	95,500 SF
Office	2,500 SF	1,000 SF	2,500 SF	5,000 SF
Lot Size	n/a	n/a	n/a	4.53 acres
Clear Height	30'	30'	30'	30'
Dock High Positions	6	3	7	13
Ground Level Doors	1	possible	1	2
Metered Electric Service	800 amps 277/480 volts	400 amps 277/480 volts	400 amps 277/480 volts	1,800 amps 277/480 volts



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**LOCATION:**



*Easy access to the I-10 and I-210 Freeways via the Alabama Street on/off ramps*

**LEE & ASSOCIATES**  
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