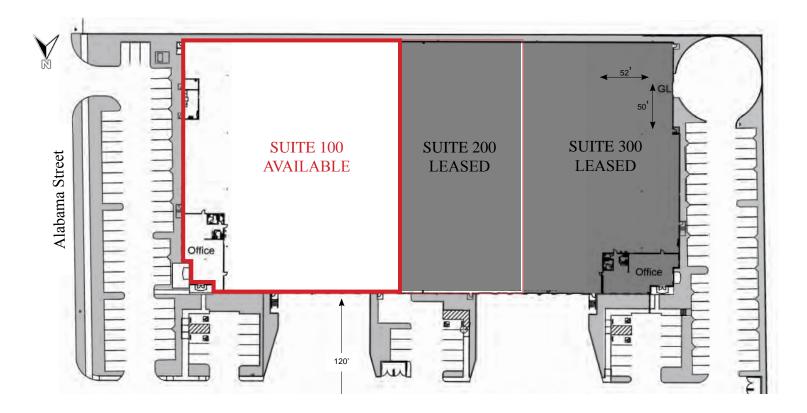
Investment Building Group

±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





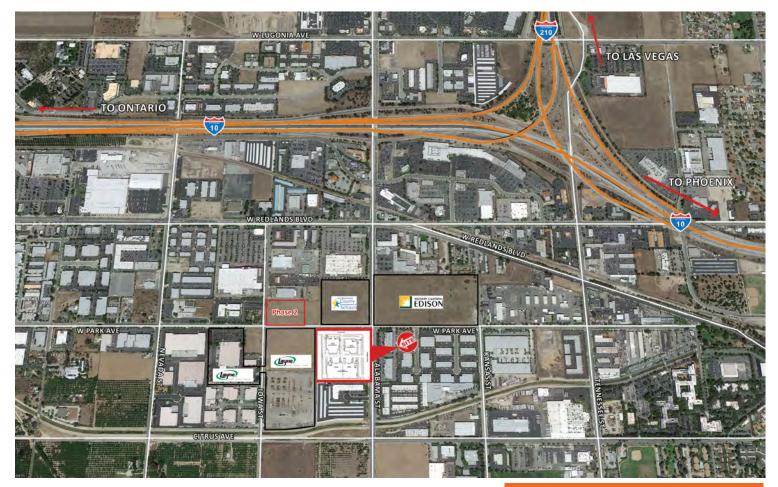
	Suite 100	Suite 200 LEASED	Suite 300 LEASED	Full Building
Address	401 Alabama Ave	401 Alabama Ave	401 Alabama Ave	401 Alabama Ave
Building Size	46,350 SF	19,550 SF	29,600 SF	95,500 SF
Office	2,500 SF	1,000 SF	2,500 SF	5,000 SF
Lot Size	n/a	n/a	n/a	4.53 acres
Clear Height	30'	30'	30'	30'
Dock High Positions	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



Herrick Johnson hjohnson@lee-associates.com D 951.276.3632 BRE#: 01013436

Investment Building Group owner/developer

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



401 Alabama Street, Redlands, California 92373

Investment Building Group owner/developer

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LOCATION:



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

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