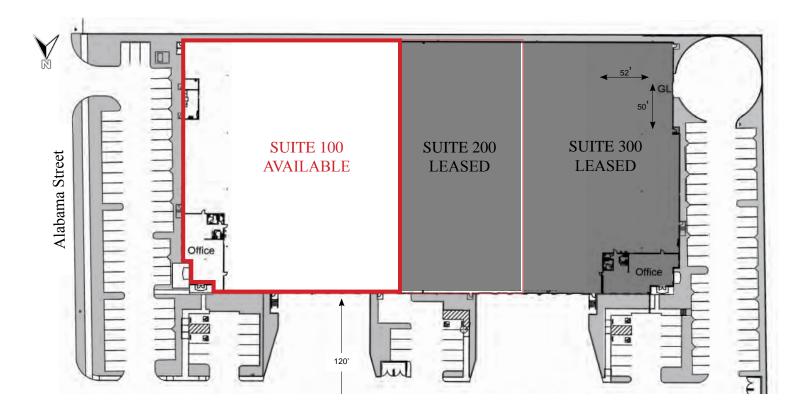
# Investment Building Group

## ±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

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401 Alabama Street, Redlands, California 92373

Investment Building Group owner/developer

#### **BRIAN BARGEMANN**

Executive Vice President 949.263.1111 brianb@ibg-usa.com

Investment Building Group 5100 Campus Drive, Suite 300 Newport, CA 92660 www.ibg-usa.com



COMMERCIAL REAL ESTATE SERVICES

#### HERRICK JOHNSON

Senior Vice President 951.276.3632 hjohnson@lee-associates.com License ID# 01013436

Lee & Associates Commercial Real Estate Services, Inc.- Riverside Corp ID# 01048055 3240 Mission Inn Ave Riverside, CA 92507

### LOCATION:



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

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