



INDUSTRIAL PROPERTY FOR SALE

600 S RANCHO AVE

COLTON, CA 92324

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com



COMMERCIAL REAL ESTATE

Presented By:

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CalDRE #01301532

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.73 Acres
Year Built:	1971
Building Size:	7,430
Renovated:	2008
Zoning:	Industrial Park
Market:	Inland Empire
Price / SF:	\$161.51

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PROPERTY OVERVIEW

Offered for sale is an approx. 7,430 Sq. Ft. Multi-Tenant Industrial building located on an approx. 31,590 sq. ft. lot. The building is divided into three units and has two privately accessed fenced yards. One yard can be access from S Rancho Ave & the other entry is on W. Maple Court. The property is zoned Industrial Park allowing for a variety of uses such as Repair Services, Warehousing, Wholesaling and many more. Please verify with the City of Colton if your use will be allowed.

LOCATION OVERVIEW

Excellent location less than 1/2 mile south of the 10 Freeway of the Rancho Ave exit in the City of Colton. Situated on the North East Corner of S Rancho Ave & W Maple Court.

PROPERTY HIGHLIGHTS

- Approx. 7,430 Sq. Ft. Rare Multi-Tenant Industrial
- Located on a large approx. 31,590 sq. ft. lot.
- Investor or Owner/User Possible
- Occupy over half the building and rent out the other
- Seller or SBA Financing Possible

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ADDITIONAL PHOTOS



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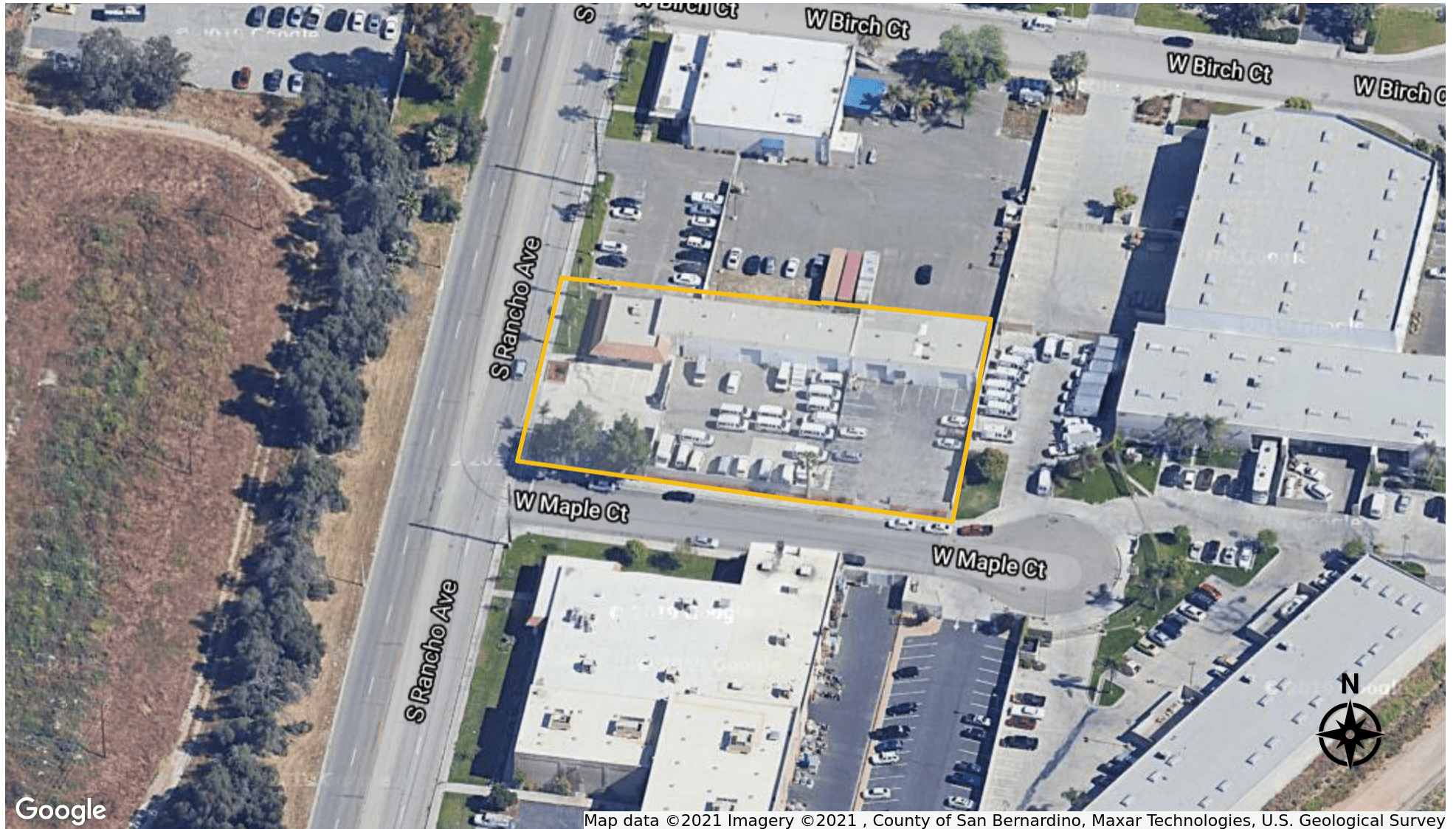


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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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AERIAL MAP



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LOCATION MAPS



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