

# 500,602 SF DISTRIBUTION FACILITY ON 23.09 ACRES



## AVAILABLE FOR SUBLEASE

500,602 SF ON 23.09 AC

**2185 LUGONIA AVE.**  
REDLANDS | CA

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### PROPERTY HIGHLIGHTS



**500,602 SF**  
total available



**23.09AC**  
lot size



**36'**  
clear height



**I-10**  
frontage



**92**  
dock high loading



**2016**  
year built

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

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# FOR SUBLEASE

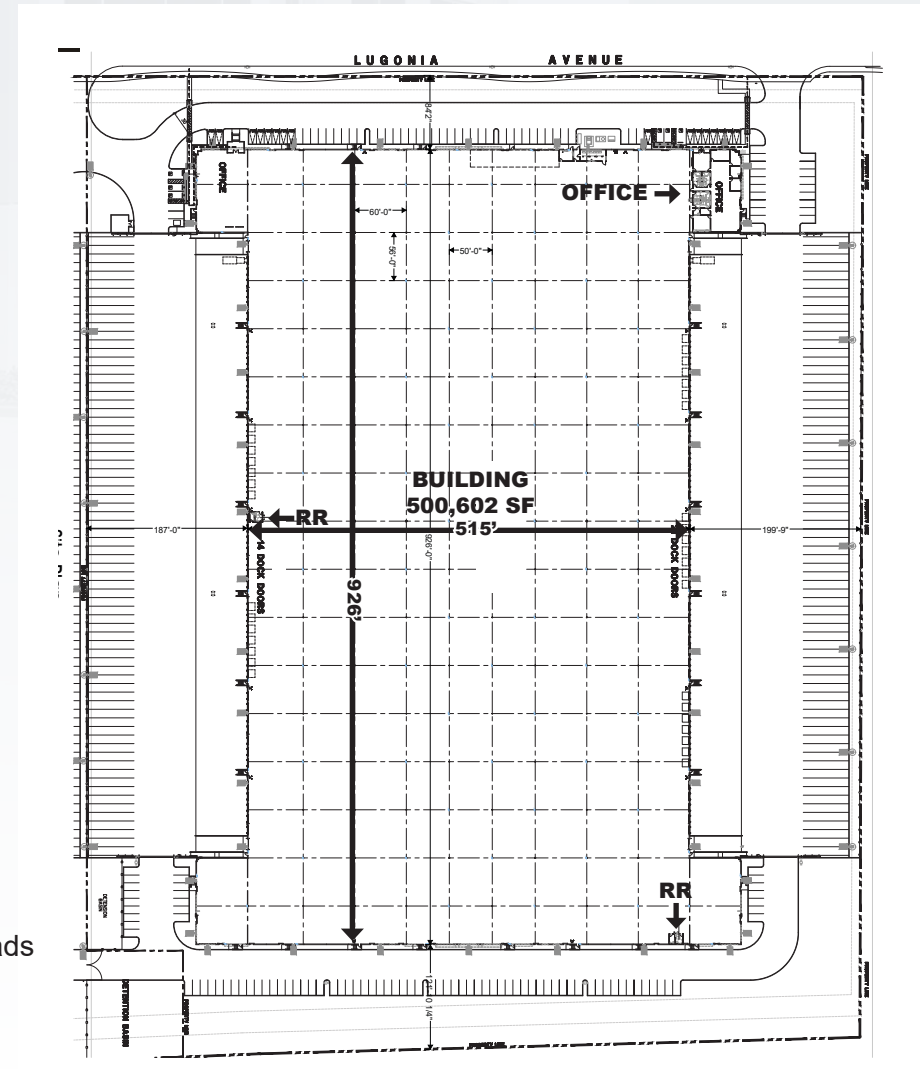
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## SITE PLAN

### PROPERTY HIGHLIGHTS

- |  |   |   |  |
|--|---|---|--|
|   | <b>AVAILABLE FOR IMMEDIATE OCCUPANCY</b>  |    | <b>4,000</b><br>AMPS Power                                     |
|    | <b>500,602 SF</b><br>Distribution Facility                                      |    | <b>515'</b><br>Cross Dock Facility                             |
|    | <b>23.09 AC</b><br>Lot Size   |    | <b>185'</b><br>Truck Apron                                     |
|    | <b>5,272 SF Office Space</b><br>2 Sets of Warehouse Restrooms                   |    | <b>10 Freeway Frontage</b><br>With Immediate Access            |
|    | <b>92 DH loading</b><br>35 Positions with<br>40,000 lbs Hydraulic Load Levelers |    | <b>Close Proximity to the</b><br><b>210 &amp; 215 Freeways</b> |
|  | <b>4</b><br>Grade Level Loading   |  | <b>144</b><br>Trailer Parking Stalls                           |
|  | <b>2016</b><br>Year Built   |  | <b>167</b><br>Associate Parking Stalls                         |
|  | <b>CTU</b><br>Constructions   |  | <b>ESFR</b><br>Sprinkler System - K-25 Heads                   |
|  | <b>36'</b><br>Clear Height  |  | Sublease Available<br>Through October 2028                     |



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AERIAL



LUGONIA AVE

CALIFORNIA ST



Google



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## AMENITIES MAP



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