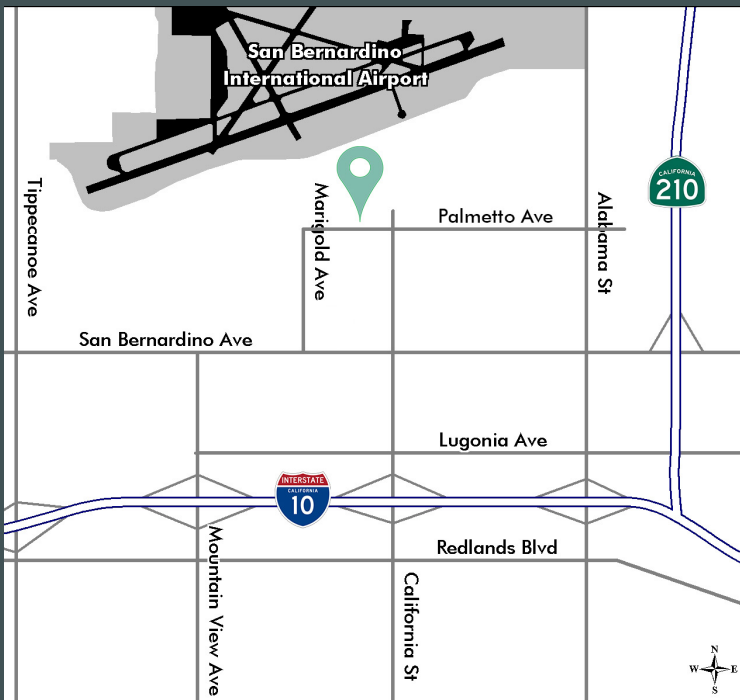


±446,050 SF

Redlands Distribution Center 3

2200-2250 Palmetto Avenue  
Redlands, CA 92374

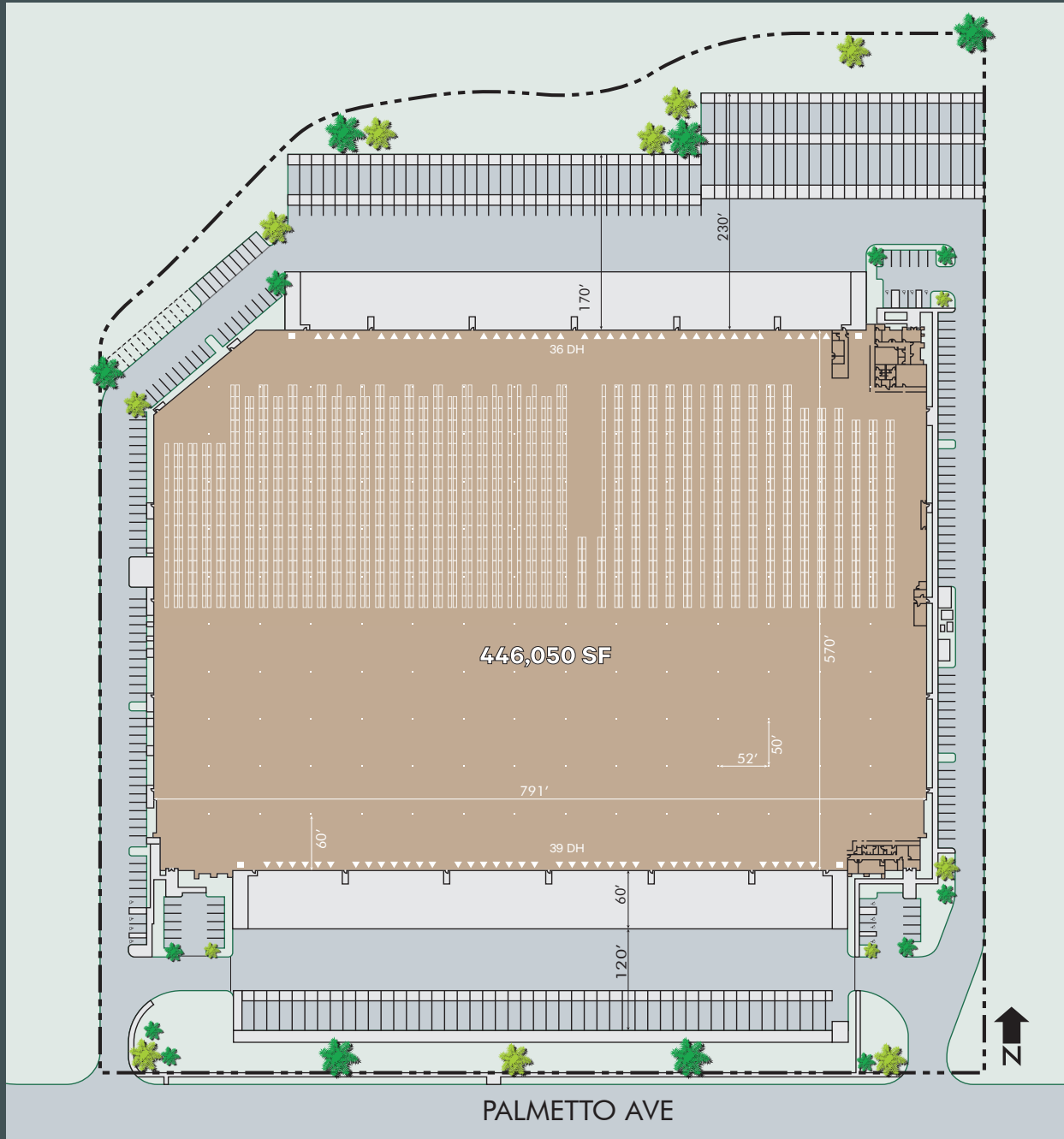
**\$0.95 PSF/GROSS**  
**5% COMMISSION TO PROCURRING BROKER\***



### Property Highlights

- + ±446,050 SF (divisible) available for sublease
- + Cross-dock
- + ±5,641 SF of offices; ±3,300 SF north side, ±390 SF security office north side & ±1,951 SF office south side
- + Flexible term
- + 30' clear height
- + 75 dock high doors (9' x 10')
- + 4 grade level doors (12' x 14')
- + ESFR sprinkler system
- + LED warehouse lighting with motion sensors
- + Partially racked

\* 5% commission on NNN rent. Minimum 1 year term.



## Contact Us

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