

± 172,520 SF | ± 3.96 ACRES FOR SALE OR LEASE

2407 W. LUGONIA AVE

REDLANDS | CALIFORNIA



FOR MORE INFORMATION, CONTACT:

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 **DAUM** **NEWMARK**
COMMERCIAL REAL ESTATE SERVICES

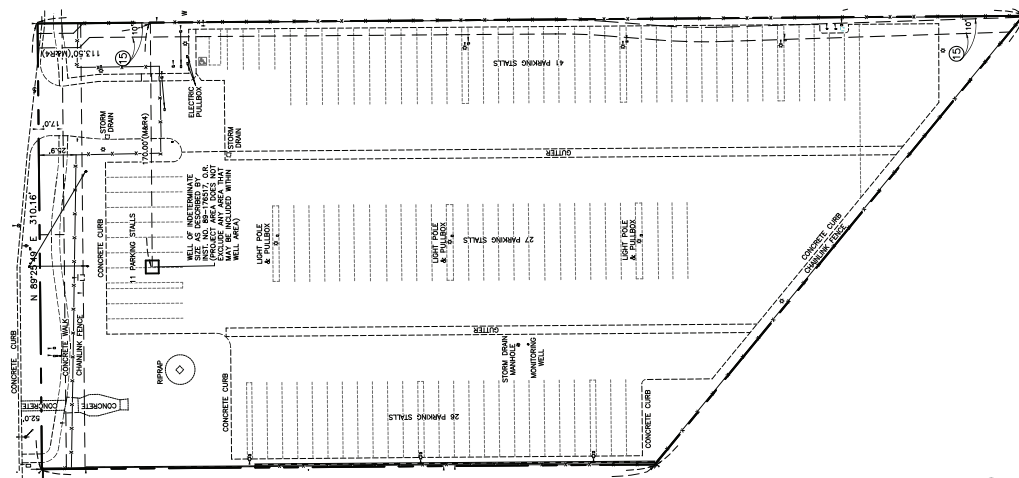
LBALogistics 

THE PROPERTY

Strategically positioned adjacent to Interstate 10 with direct access via California Street and Mountain View off-ramps, the ±3.96-acre site features ±172,520 square feet of fully paved and striped trailer storage. The facility includes ±99 trailer stalls, an 8-foot perimeter fence with gated access, and a 310-square-foot guard shack with restroom facilities. This secure, fully improved yard offers exceptional functionality for logistics operators, with freeway visibility and excellent ingress/egress.

SITE PLAN

- » Guard Shack: 310 SF Office with Restroom Facilities
- » Paved and Striped Trailer Storage Facility
- » Freeway Visibility
- » Adjacent to Interstate 10 Freeway
- » Located Between California St & Mountain View Off-Ramps
- » 8' Perimeter Fence / Landscaped
- » All-Concrete Entry Area / Paved Yard



⊕
*NOT TO SCALE

PROPERTY SUMMARY	
Site Area	± 172,520 SF ± 3.96 Acres
Trailer Stalls	± 99 (11' x 53')
Pavement	4" Asphalt over 8" CMB
Lighting	± 2' Candle Average
Zoning	M-1
APN	0292-032-49



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



W. LUGONIA AVE.

CORPORATE NEIGHBORS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 POPULATION	56,584	246,612	796,437
2024 POPULATION	60,496	252,673	801,509
2029 POPULATION PROJECTION	62,201	257,836	821,823
2020 HOUSEHOLDS	20,193	78,394	235,414
2024 HOUSEHOLDS	21,718	80,926	236,698
2029 HOUSEHOLD PROJECTION	22,355	82,703	242,665
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$665.4M	\$2.5B	\$8B
AVG HOUSEHOLD INCOME	\$87,339	\$83,584	\$88,176
MEDIAN HOUSEHOLD INCOME	\$67,729	\$62,737	\$70,003



ON/OFF RAMP

ON/OFF RAMP

FREWAY INTERCHANGE

ON/OFF RAMP

ON/OFF RAMP

ON/OFF RAMP

ON/OFF RAMP

ON/OFF RAMP

FREWAY INTERCHANGE

ON/OFF RAMP



EMILL ST

E ORANGE SHOW RD

CALIFORNIA ST

ALABAMA ST

W. LUGONIA AVE

W. REDLANDS BLVD

Google



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