

LBA Logistics

STREAM



FOR LEASE

±185,100 SF
New Class A Development

350 Iowa Street
REDLANDS, CA 92373

Estimated Delivery Q2 2026

For more information, please contact:

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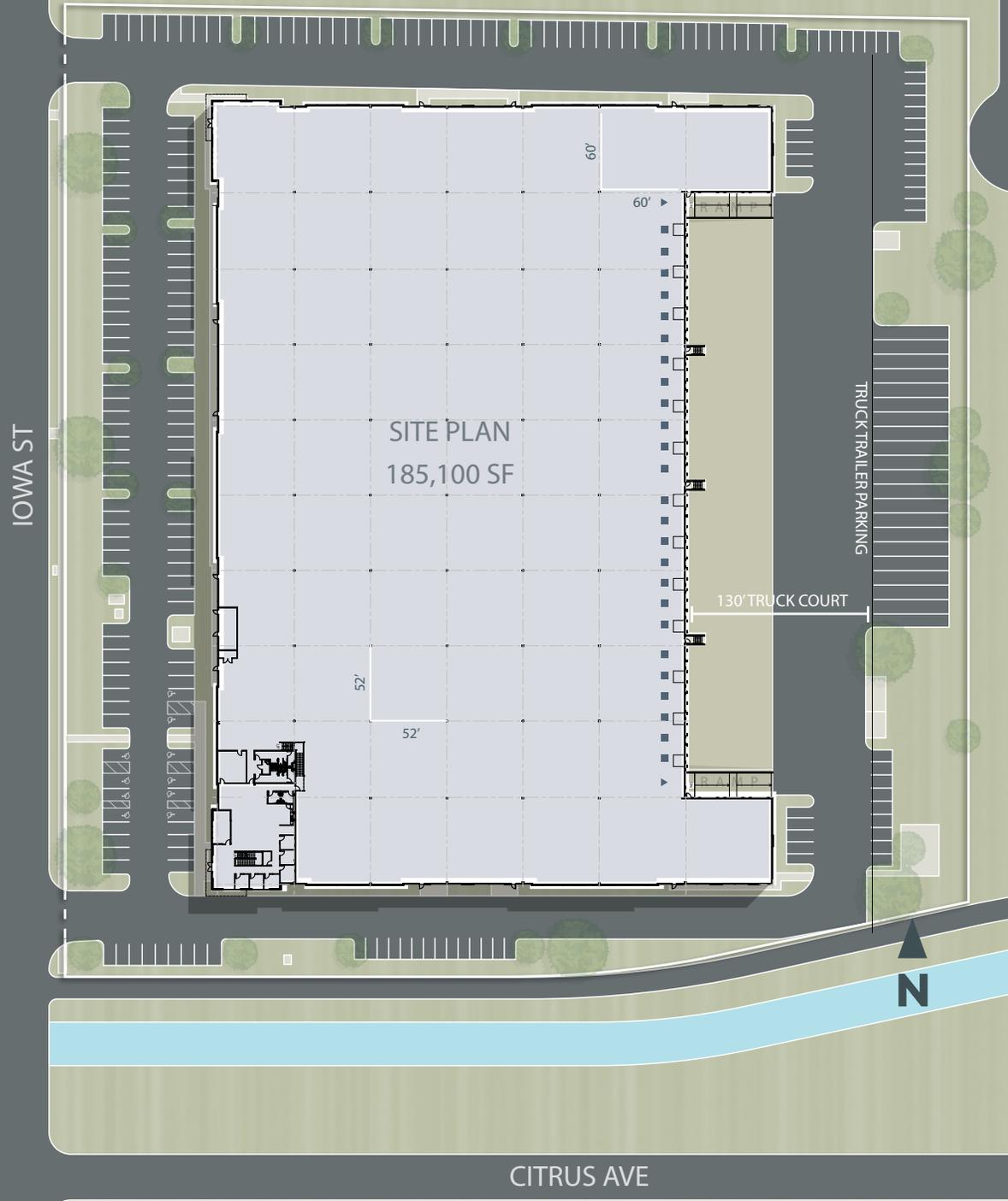
REDLANDS, CA 92373

±185,100 SF

Building Features

| | |
|----------------|---|
| BUILDING SIZE | ±185,100 SF |
| LOT SIZE | 9.44 Acres |
| OFFICE | 9,270 SF of Two-Story space |
| CLEARANCE | 36 Foot Clear |
| DOCK DOORS | Twenty-Five (25) (9'W x 10'H) |
| DOCK LEVELERS | Thirteen (13) |
| GROUND LEVEL | Two (2) w/ramps (12'W x 14'H) |
| SPRINKLERED | ESFR Sprinkler |
| POWER | 3,000 Amps, 480/277v, 3 phase |
| COLUMN SPACING | 52' x 52' General with (2) 60' x 60' bays (upon tenant verification) |
| TRAILER STALLS | 21 Spaces |
| PARKING | 171 (including standard, compact, accessible spaces) |
| EV CAPABLE | 43 Spaces (future, conduits only) |
| APN | 0292-158-16 |

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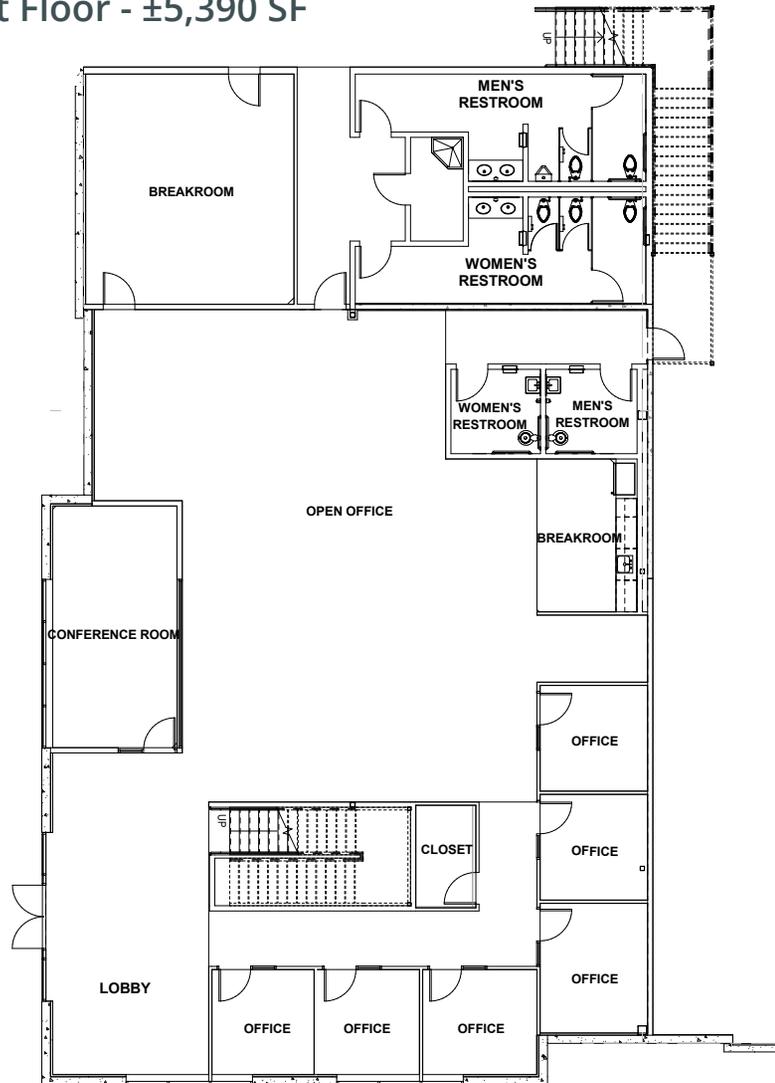
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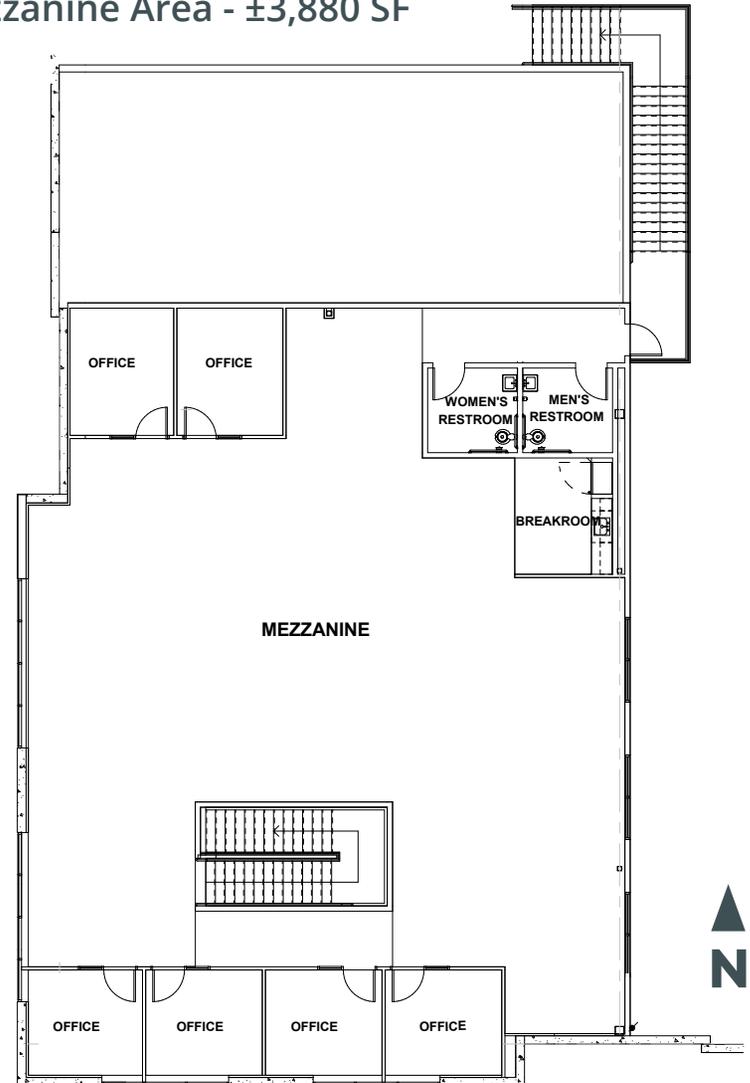
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First Floor - ±5,390 SF



Mezzanine Area - ±3,880 SF



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Location Highlights

- Property is strategically located near the 210 and I-10 Freeway (±1 Mile)
- ±4.8 Miles to I-215 Freeway
- ±6.4 Miles to San Bernardino International Airport (SBD)
- ±22 Miles to Ontario International Airport
- ±77 Miles to Ports of Los Angeles and Long Beach

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