

# For Lease

1717 W Park Avenue | Redlands, CA

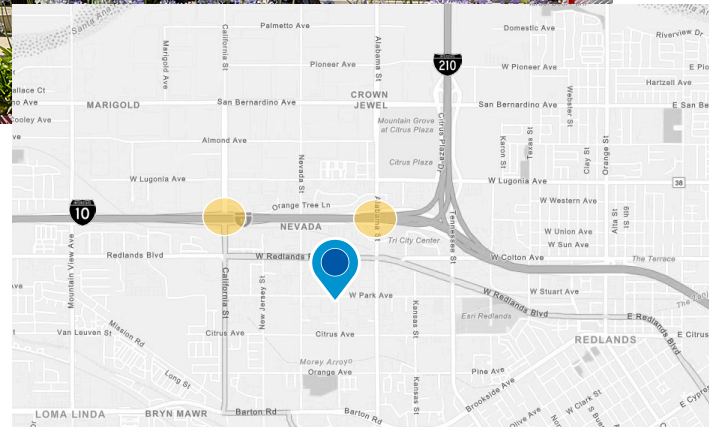
# ±78,214 SF on ±7.08 Acres



Available July 1, 2023

## Property Highlights

- ±78,214 Square Feet
- Situated on ±7.08 Acres
- ±2.28 Acres of Excess Land
- ±16,126 Total Office Space
- 28' Clear Height
- Fully Secured Truck Court
- 16 Dock High Doors all with in pit-levelers and edge of dock levelers
- Seven (7) Ground Level doors
  - One (1) Ground Level door is 24' x 15'
  - One (1) Ground Level door is 19' x 15'
- 47' x 47' Bay Spacing
- Two (2) Access Points
- 130' - 180' Truck Court
- 0.45/3000 Sprinkler System (two systems)
- APN# 0292-156-21-0000
- Up to 19 Trailer Stalls
- 175 Auto Parking Stalls



For more information,  
please contact:

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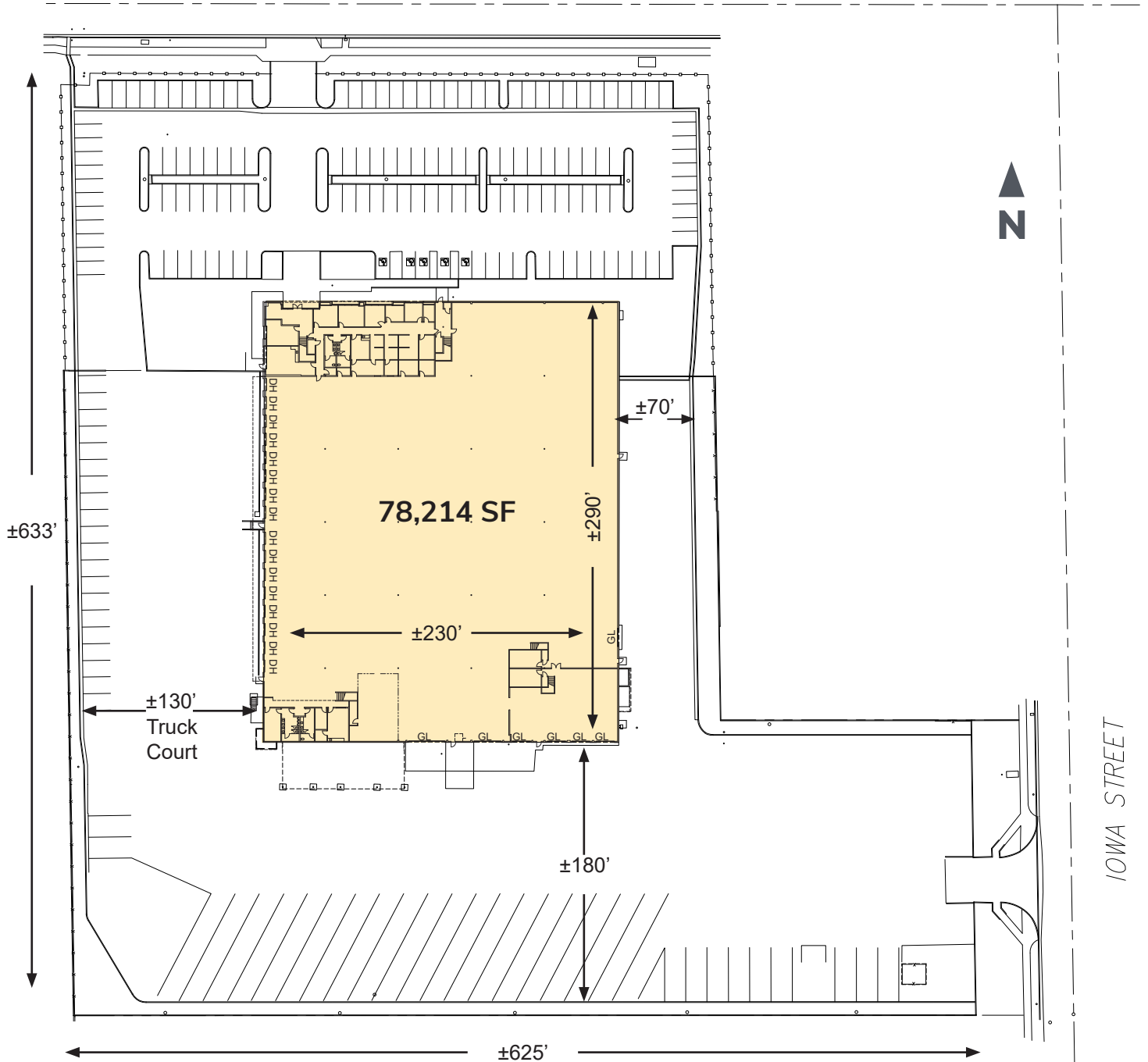
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## Site Plan

PARK AVENUE



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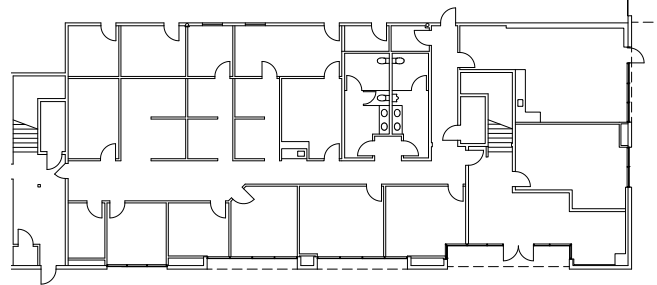
## Office Layout

78,214 SF

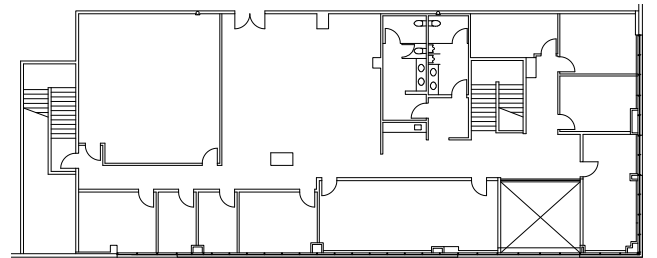
±1,284 SF  
MEZZANINE SHOP  
OFFICE

### MAIN OFFICE | ±11,406 SF

#### 1<sup>st</sup> Floor

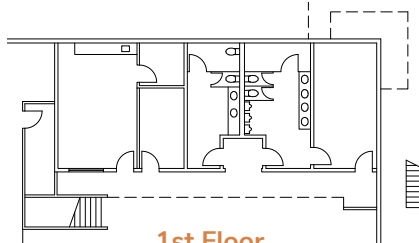


#### 2<sup>nd</sup> Floor

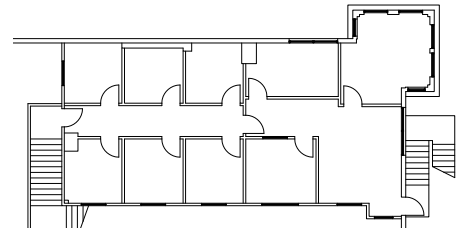


### SHOP OFFICE | ±3,436 SF

#### 1<sup>st</sup> Floor



#### 2<sup>nd</sup> Floor



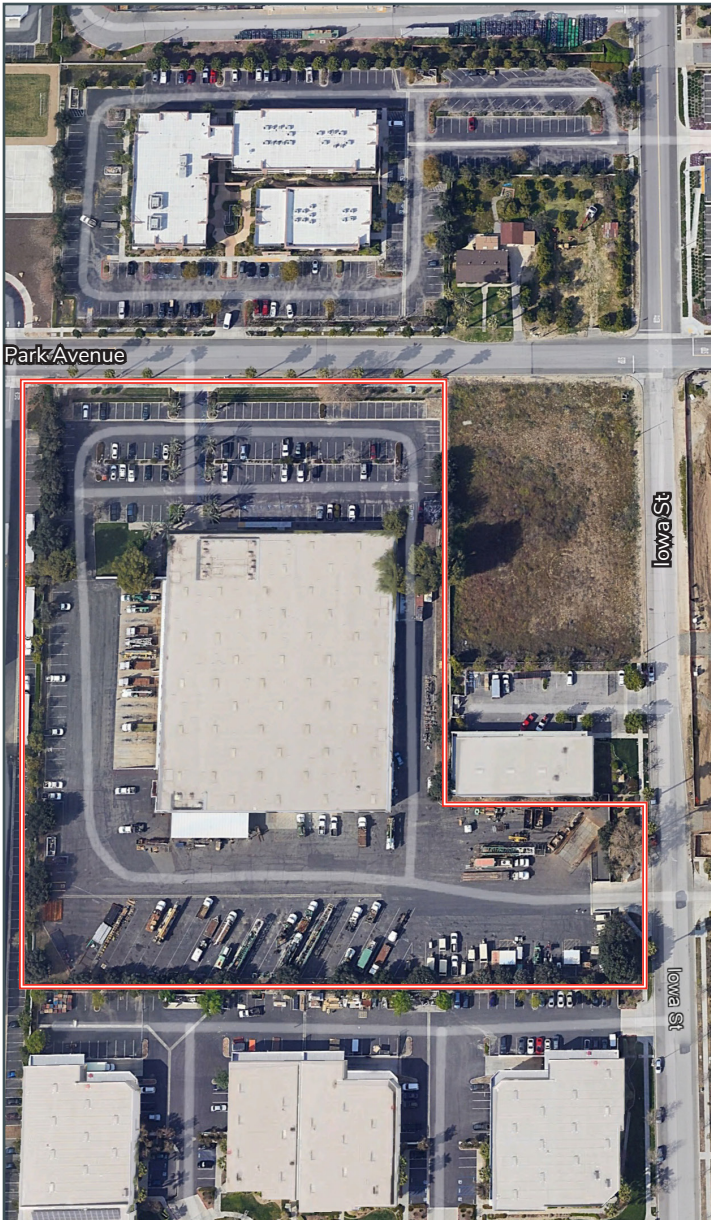


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## Property Photos



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## Corporate Neighbors



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