

PRICE: \$849,000

Michael Duhs
(949) 939-8352

EAST WEST COMMERCIAL REAL ESTATE

Colton Industrial Property for Sale Double Lot with Storage

242 W Hanna St
Colton, CA 92324



Experience You Can Trust



**EAST WEST COMMERCIAL
REAL ESTATE**

30262 Crown Valley Pkwy., Suite B518
Laguna Niguel, CA 92677

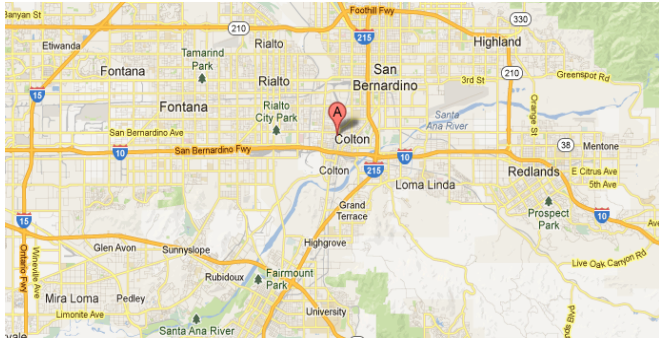
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This 1.25 acre site was a previous furniture manufacturing company with 2 metal buildings, covered storage units, trailer parking, and 2 large parking lots. Motivated seller!

Located in the Agua Mesa Enterprise Zone giving owner employee hiring tax credits, low interest revolving loan fund, business expense deduction, and other tax benefits.

Close proximity to the 10, 15, and 215 Freeways. Main cross streets are N. La Cadera and W Valley Blvd.

- Lowest priced building on market - \$37 / SF
- Below Replacement Cost
- 2 Buildings on Site
- Building Size: 22,400 SF
- Lot Size: 27,200 SF
- Located in the Agua Mesa Enterprise Zone
- 14 Parking Spaces



Disclaimer

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