



KOREK LAND COMPANY, INC.

**~30% PRICE
REDUCTION!**

7.1 ± AC INDUSTRIAL LAND
COLTON, CA

LOCATION: Just south of I-10 and west of S. Mt. Vernon/I -10 off-ramp at 1050 6th Street in the City of Colton, CA, 92934 (NEC of 6th Street and Fogg Street). The site has convenient access to the I-10 and I-215 transportation corridors.
Driving instructions: less than 5 minutes from I-10 to the Property.

Exit I-10 at S. Mt. Vernon, head south/east.

Turn right (west) on E. "M" Street.

Turn left (south) on Fogg Street, follow it to the sweeping right turn onto 6th Street, to the Property

APN/SIZE: 0163-281-31 = 7.1± "level" acres (~309,270 SF). Property is presently fenced.

ZONE: M-1 - Light Industrial; Page 131 - Section 18.26 of the municipal zoning code (see zoning info included in package).
BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Available in the area.

USES: This type of industrial property is in short supply. This zone is intended to provide a variety of fabrication, manufacturing, assembly, warehouse uses and supporting office uses. The city wants an industrial user who utilizes smaller trucks rather than semi-rigs due to the residential neighbors. Food trucks, bakery, ice cream, electronic repair and service; nursery growing grounds are possibilities.

PRICE: Reduced to \$1,480,000 (~\$4.78 /SF). Seller is open to offers!

CONTACT: Larry Lynch (CalDRE 01180573) at (818) 787-3077 or email larry.lynch@korekland.com for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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