



COLTON

COMMERCE CENTER

Strategically Located 500 Feet From The I-10 Interchange











Jones Lang LaSalle Brokerage, Inc. RE license #01856260



FOR SALE & LEASE
Four-Building Development Ranging From 39,900 SF To 49,874 SF
With Above Market Standard Dock Doors & Private Secured Parking



Property Highlights

	2245 W VALLEY BLVD BUILDING 1	2249 W VALLEY BLVD BUILDING 2	2251 W VALLEY BLVD BUILDING 3	2247 W VALLEY BLVD BUILDING 4
 Building SF	±46,384	±49,874	±39,900	±45,965
 Office SF	±4,000	±4,000	±4,000	±4,000
 Clear height	±30'	±30'	±30'	±30'
 Dock high doors	8	7	7	8
 Grade level doors	1	1	1	1
 Power	±1,200 AMPS	±1,200 AMPS	±1,200 AMPS	±1,200 AMPS
 Car parking	±70	±75	±53	±60
 Sprinklers	ESFR	ESFR	ESFR	ESFR

Colton's Premier Industrial Hub At I-10 and I-215 Nexus



FREEWAYS

I-10 Freeway	500 Feet
215 Freeway	4.3 Mi
I-15 Freeway	10.5 Mi
210 Freeway	11.3 Mi



AIRPORTS

Ontario Intl	13.2 Mi
San Bernardino Intl	9.6 Mi
John Wayne	50.9 Mi
LAX	69.6 Mi



INTERMODAL/PORTS

Union Pacific Intermodal Yard	2.2 Mi
BNSF Intermodal Yard	5.0 Mi
Port of Long Beach	74.4 Mi
Port of Los Angeles	75.9 Mi



NOTABLE TENANTS IN THE SUBMARKET

There has been a continued gravitation towards this area by a wide range of users across the e-commerce, consumer goods, food and beverage, apparel, and automotive industries.

Amazon occupies eight different industrial assets within a 20-mile radius of the Project that collectively total more than 6.45M SF.

Target operates two distribution centers about 6-miles north of the Project that respectively measure 1.6M and 1.5M SF.

Other noteworthy tenants nearby include:

1,197,051 SF Under Armour	758,940 SF Kellogg's	796,841 SF Living Spaces
434,555 SF Monster	739,736 SF Staples	384,097 SF FedEx

Site Plan



Number of buildings

4



Building sizes

39,900 SF to 49,874 SF



Clear height
30'



Dock doors
30



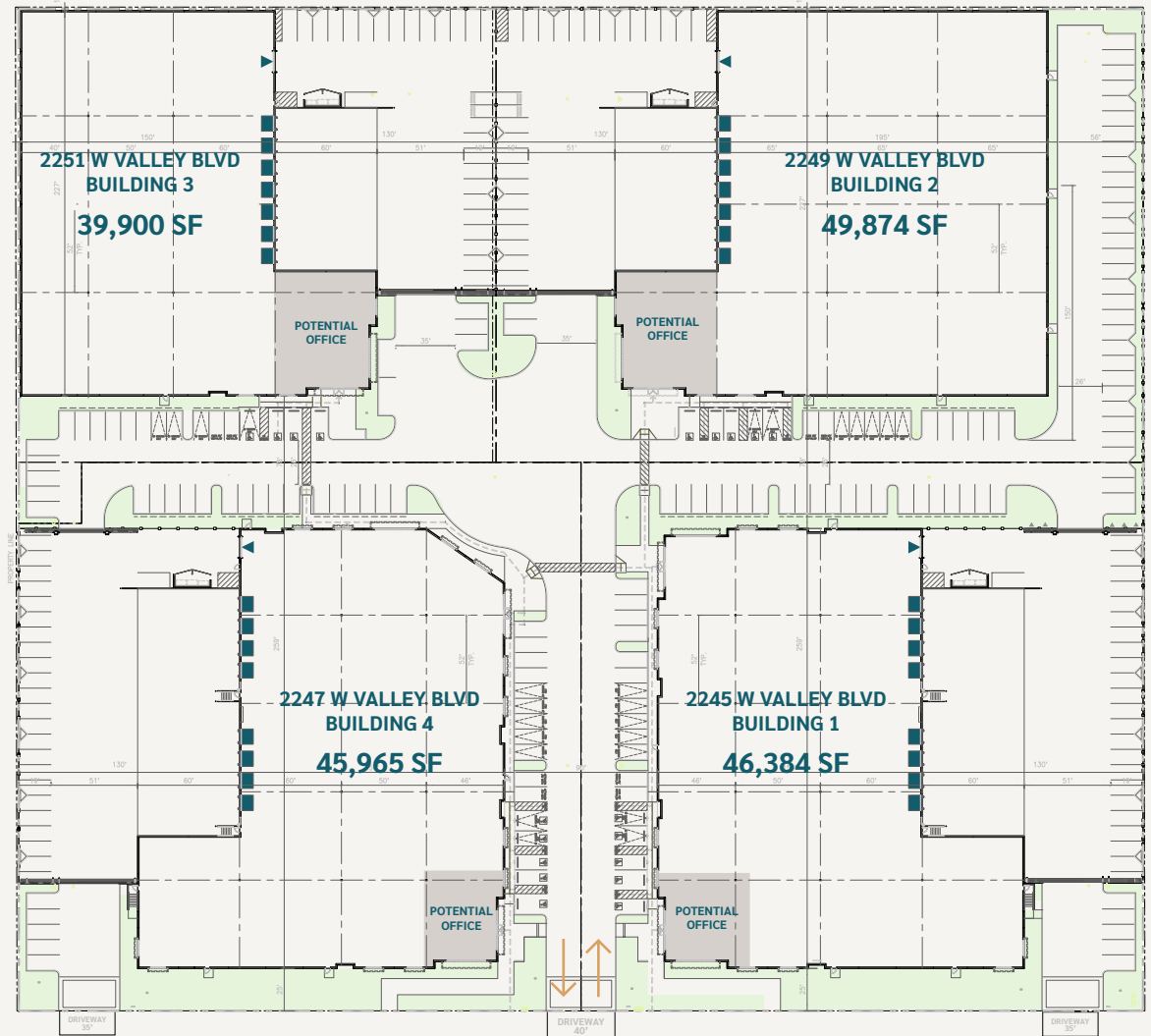
Office SF
±16,000 SF




Power
±1,200 AMPS




Fire sprinkler protection
ESFR



 Dock doors

 Grade level doors

 Potential office



2245 W Valley Blvd

Building 1

Floor Plan



Building size
±46,384 SF



Clear height
30'



Dock doors
8



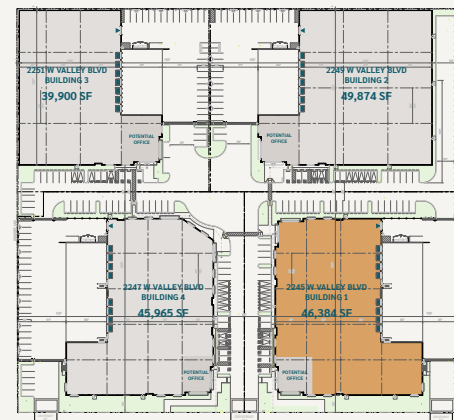
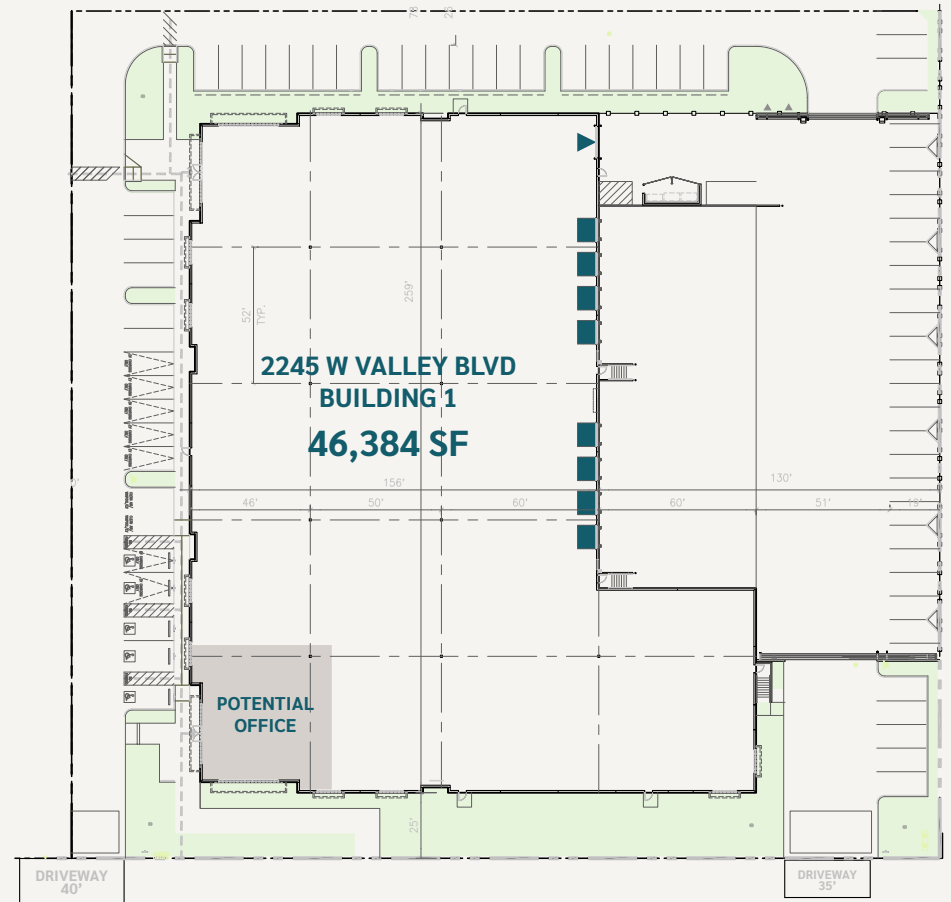
Office SF
±4,000 SF






Power
±1,200 AMPS



Fire sprinkler protection
ESFR



-  Dock doors
-  Grade level doors
-  Potential office



2249 W Valley Blvd

Building 2

Floor Plan



Building size
±49,874 SF



Clear height
30'



Dock doors
7



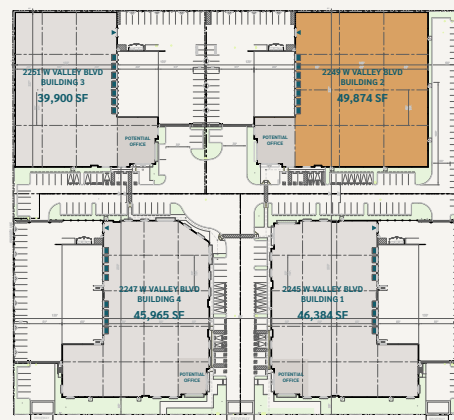
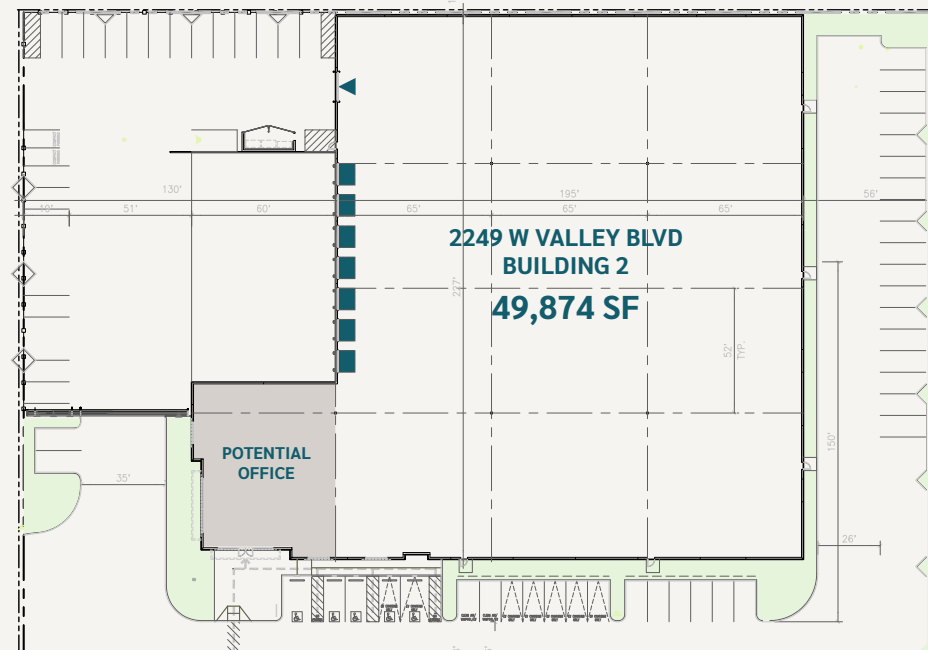
Office SF
±4,000 SF






Power
±1,200 AMPS



Fire sprinkler protection
ESFR



-  Dock doors
-  Grade level doors
-  Potential office



2251 W Vally Blvd

Building 3

Floor Plan



Building size
±39,900 SF



Clear height
30'



Dock doors
7



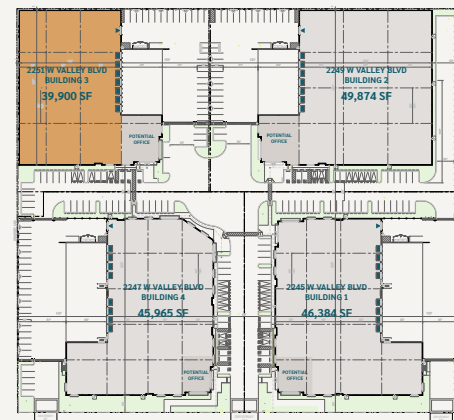
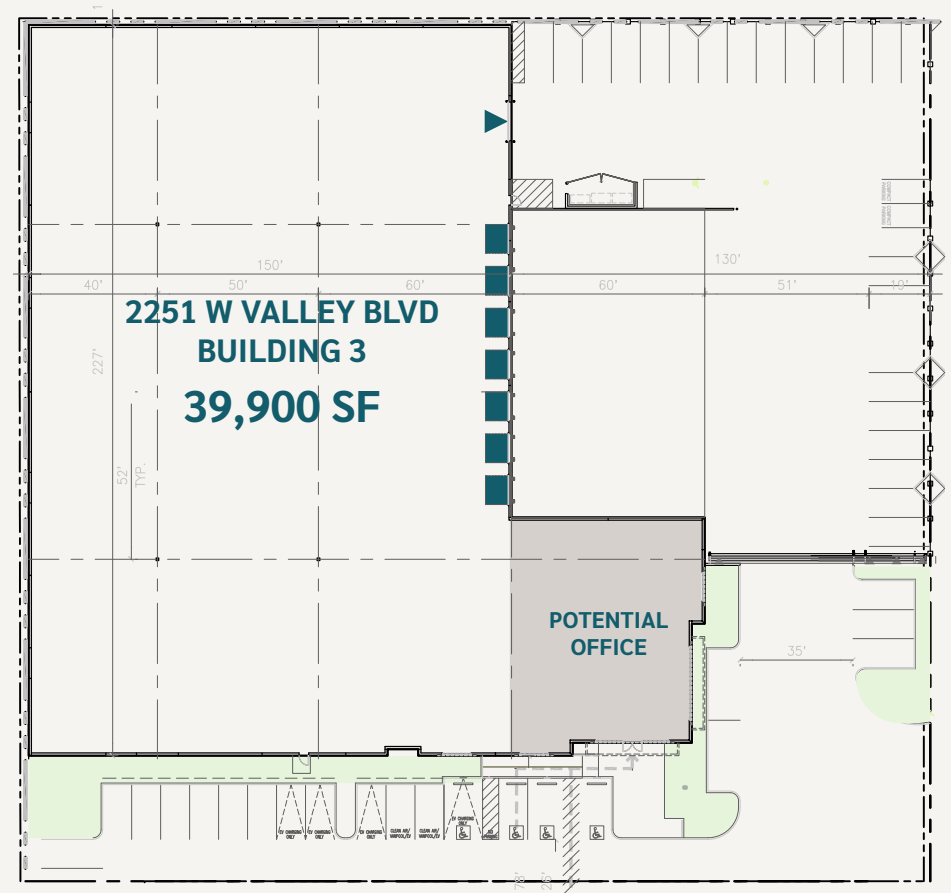
Office SF
±4,000 SF






Power
±1,200 AMPS



Fire sprinkler protection
ESFR



-  Dock doors
-  Grade level doors
-  Potential office



2247 W Valley Blvd

Building 4

Floor Plan



Building size
±45,965 SF



Clear height
30'



Dock doors
8



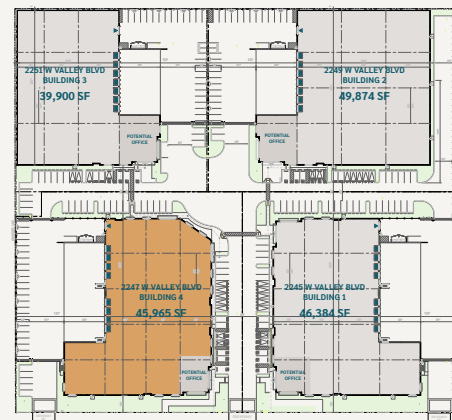
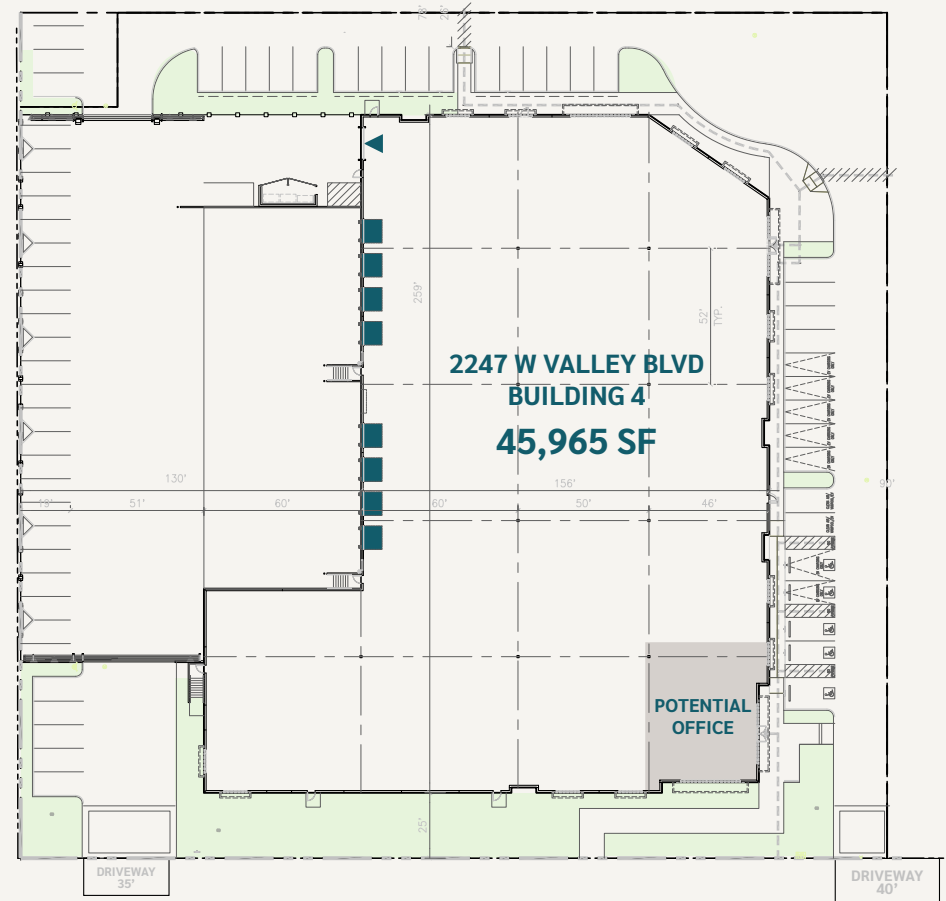
Office SF
±4,000 SF



Power
±1,200 AMPS



Fire sprinkler protection
ESFR



- Dock doors
- Grade level doors
- Potential office





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COMMERCE CENTER



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