

FOR LEASE | 41,221 SF
2510 East Merrill Ave, Ontario, CA



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

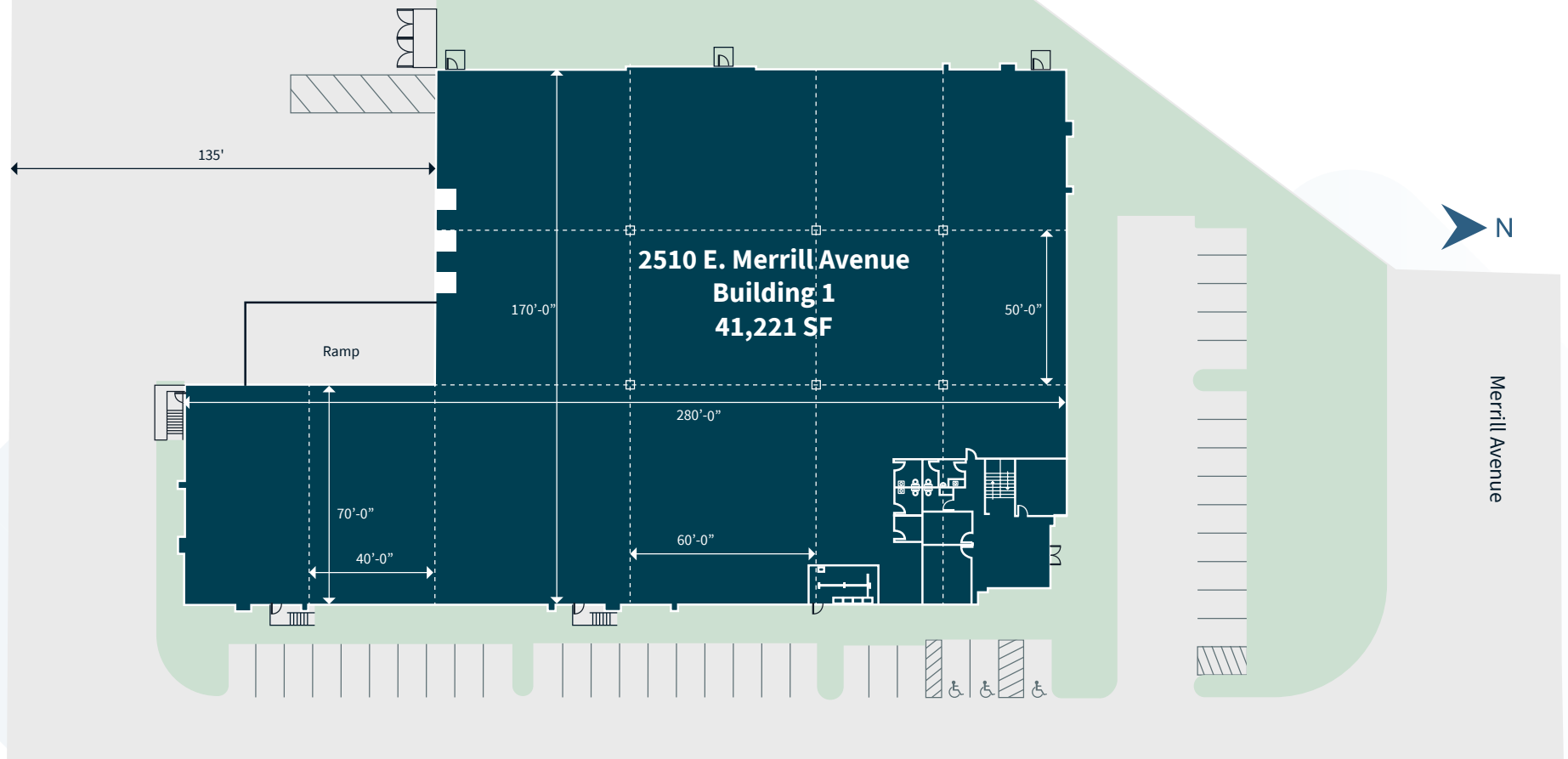
PROPERTY HIGHLIGHTS

Colony Commerce Center, Phase II is a world-class industrial campus in Ontario, CA consisting of nine (9) completed industrial buildings ranging in size from 41,221 to 1,000,930 square feet. The campus's strategic location on the western-edge of the Inland Empire marketplace provides the closest proximity to Los Angeles and Orange County with immediate access via the I-15, SR-60 and SR-71 freeway systems.

2510 E. Merrill Avenue, Building 1 is located in Phase II of the Colony Commerce Center. Situated on 2.40 acres and totaling 41,221 SF of rentable area, it features every specification of a state-of-the-art industrial facility.

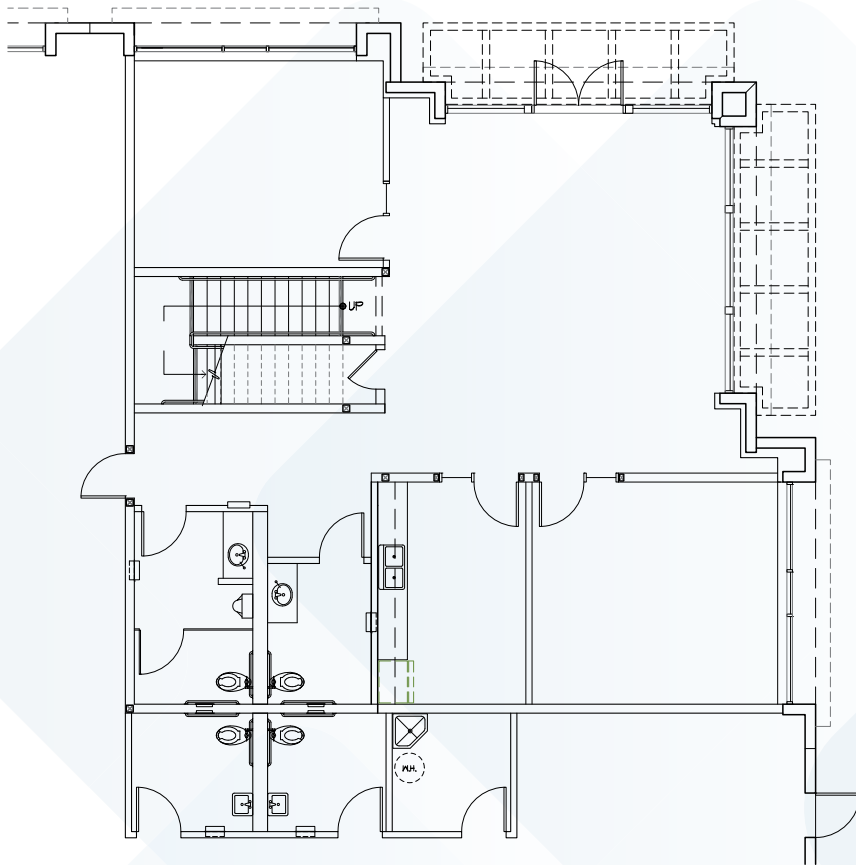


BUILDING 1

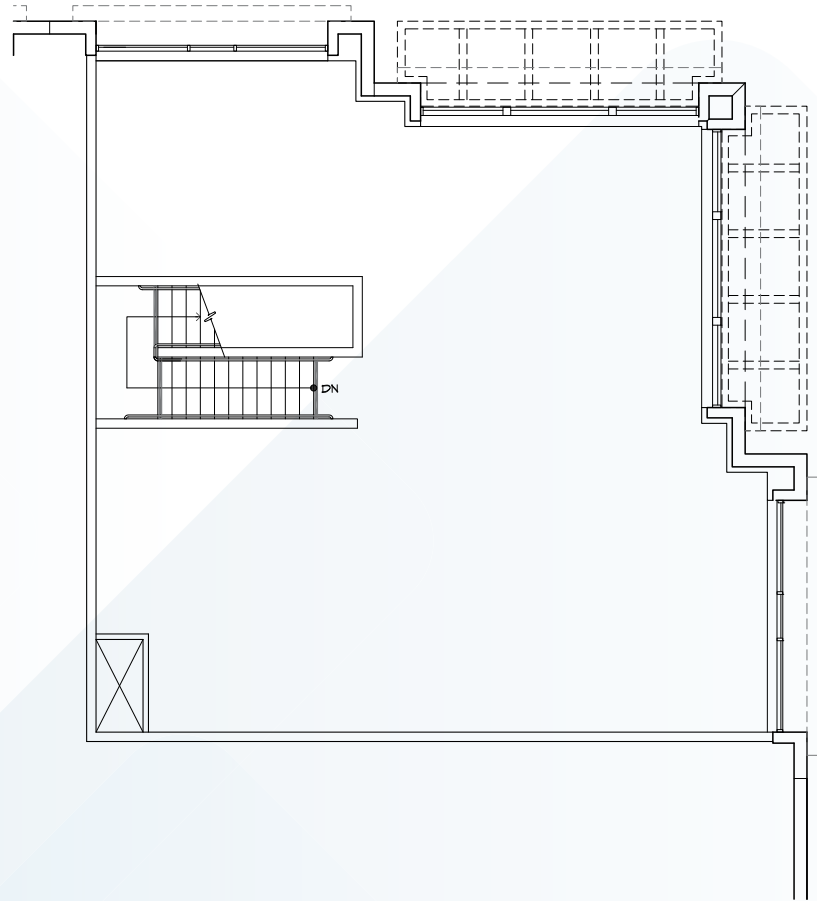


- 41,221 SF Total Rentable Area
- 2.4 Acres
- ±3,353 SF High-Finish Office Space
- 39.4% Site Coverage
- 30' Clear Height
- 135' Truck Court Depths
- 3 Dock High Doors
- 1 Ground Level Doors
- 39 Auto Parking Stalls
- Fully Secured Truck Yards
- 100% Concrete Truck Courts & Parking Areas
- 5 Year NDL Warranty
- ESFR Sprinkler System
- 800 AMP 277/480 Volt Electrical
 - Service (1,200 AMP UGPS)
- 2% Skylights
- Min 6" Floor Slab Thickness
- Environmentally Stable Design
- 25' Candle Lighting

OFFICE SPACE



1ST FLOOR
1,842 SF



MEZZANINE
1,511 SF

EXCEPTIONAL TRANSPORTATION ROUTE ACCESS



FREEWAYS

1.7 MI I-15
3.3 MI SR 60
7 MI SR 71
11.2 MI SR 91



AIRPORTS

6.6 MI Ontario International (ONT)
34.5 MI Orange County (SNA)
58 MI Los Angeles International (LAX)



PORTS

55 MI Port of Long Beach
56 MI Port of Los Angeles



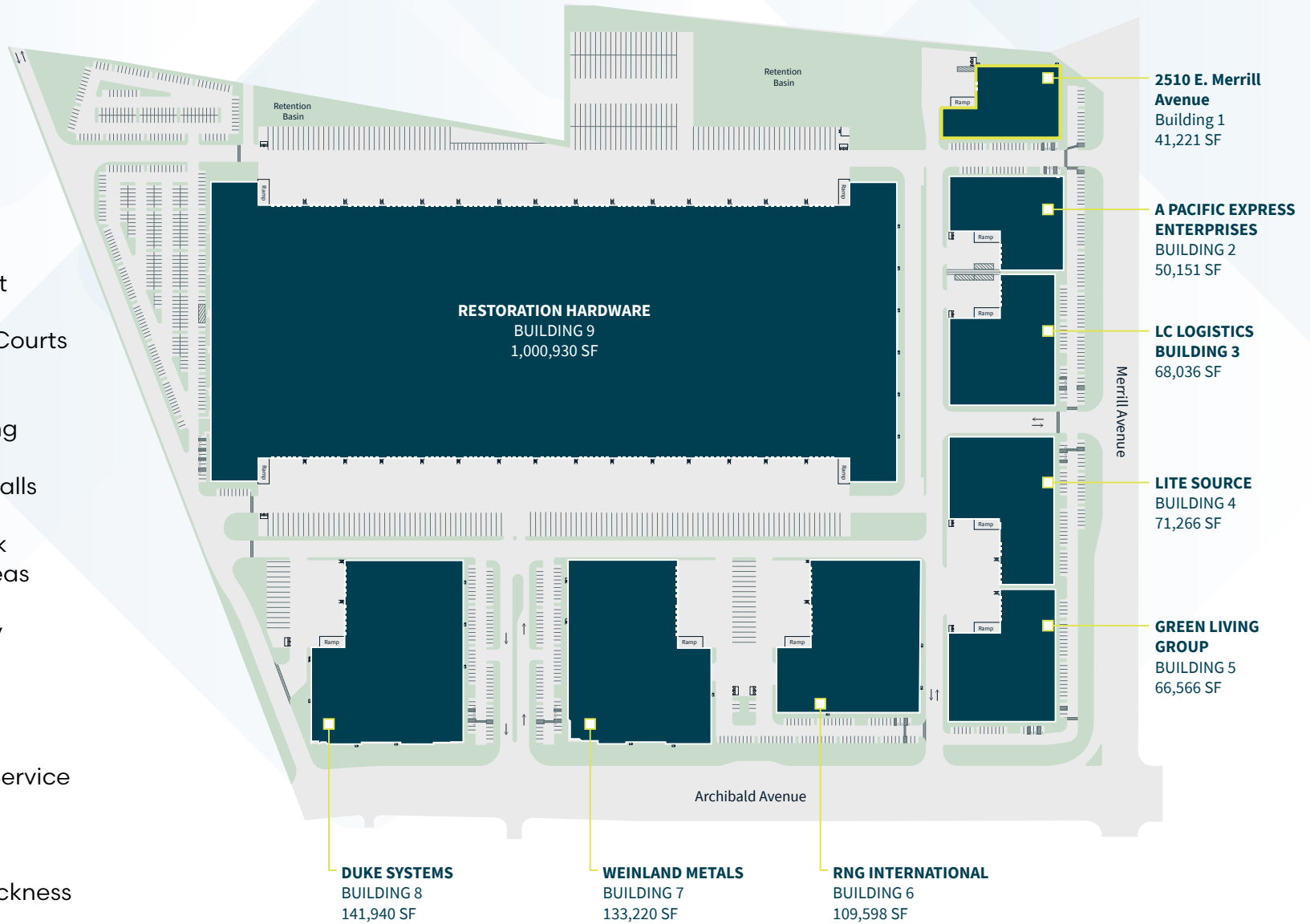
INTERMODAL

24 MI BNSF Intermodal
17.1 MI Union Pacific Intermodal



IN GOOD COMPANY

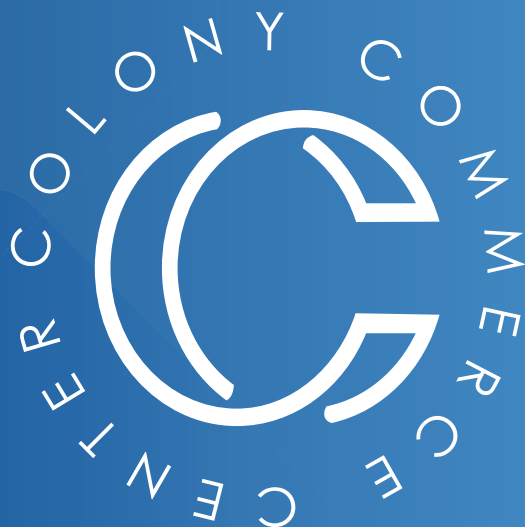
- 1,684,928 SF Total Project Size
- 83.93 Acres
- High-Finish Spec Office Area
- 46% Site Coverage
- 30' - 40' Clear Height
- Large Private Truck Courts
- Ample Dock High & Ground Level Loading
- 1,010 Auto Parking Stalls
- 100% Concrete Truck Courts & Parking Areas
- 5 Year NDL Warranty
- ESFR Sprinklers
- 1,200 – 4,000 AMP 277/480V Electrical Service
- 2% Skylights
- 6" - 8" Floor Slab Thickness
- Environmentally Sustainable Design



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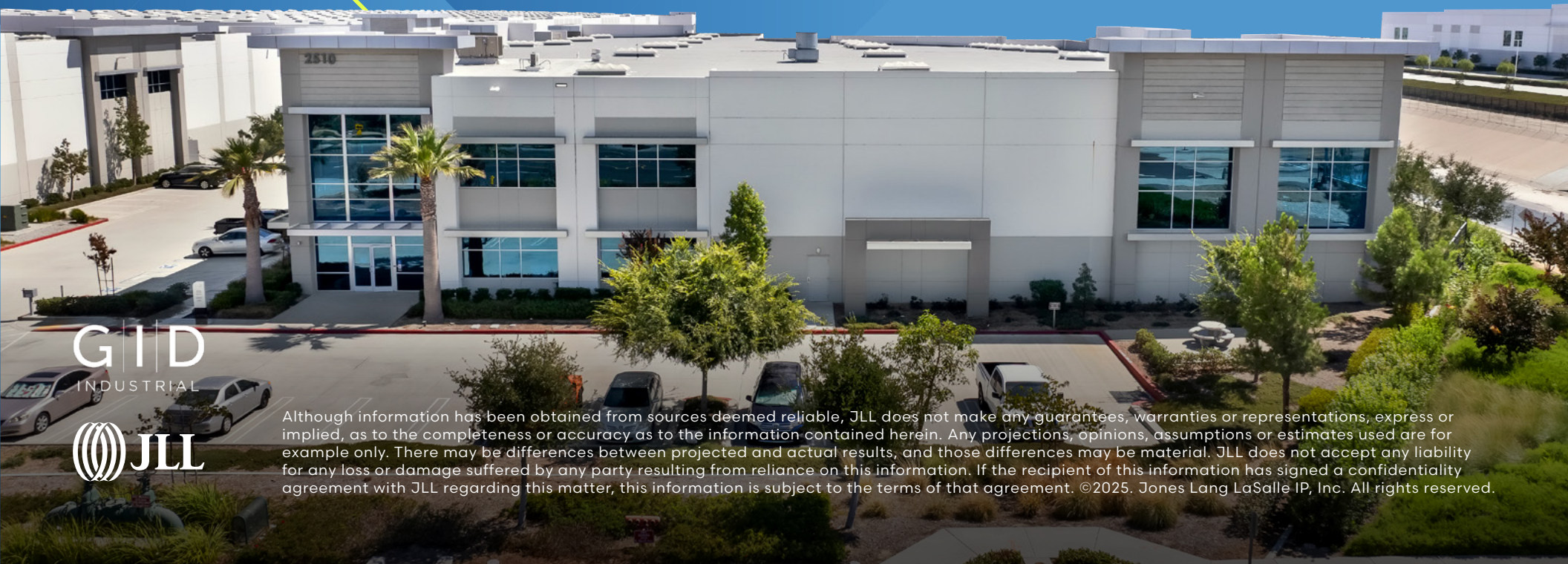
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