



 **COLTON**  
COMMERCE CENTER

Strategically Located 500 Feet From The I-10 Interchange

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**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	±40,279	±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:

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

# Site Plan



Number of buildings  
**4**



Building sizes  
**39,900 SF to 49,874 SF**



Clear height  
**30'**



Dock doors  
**30**



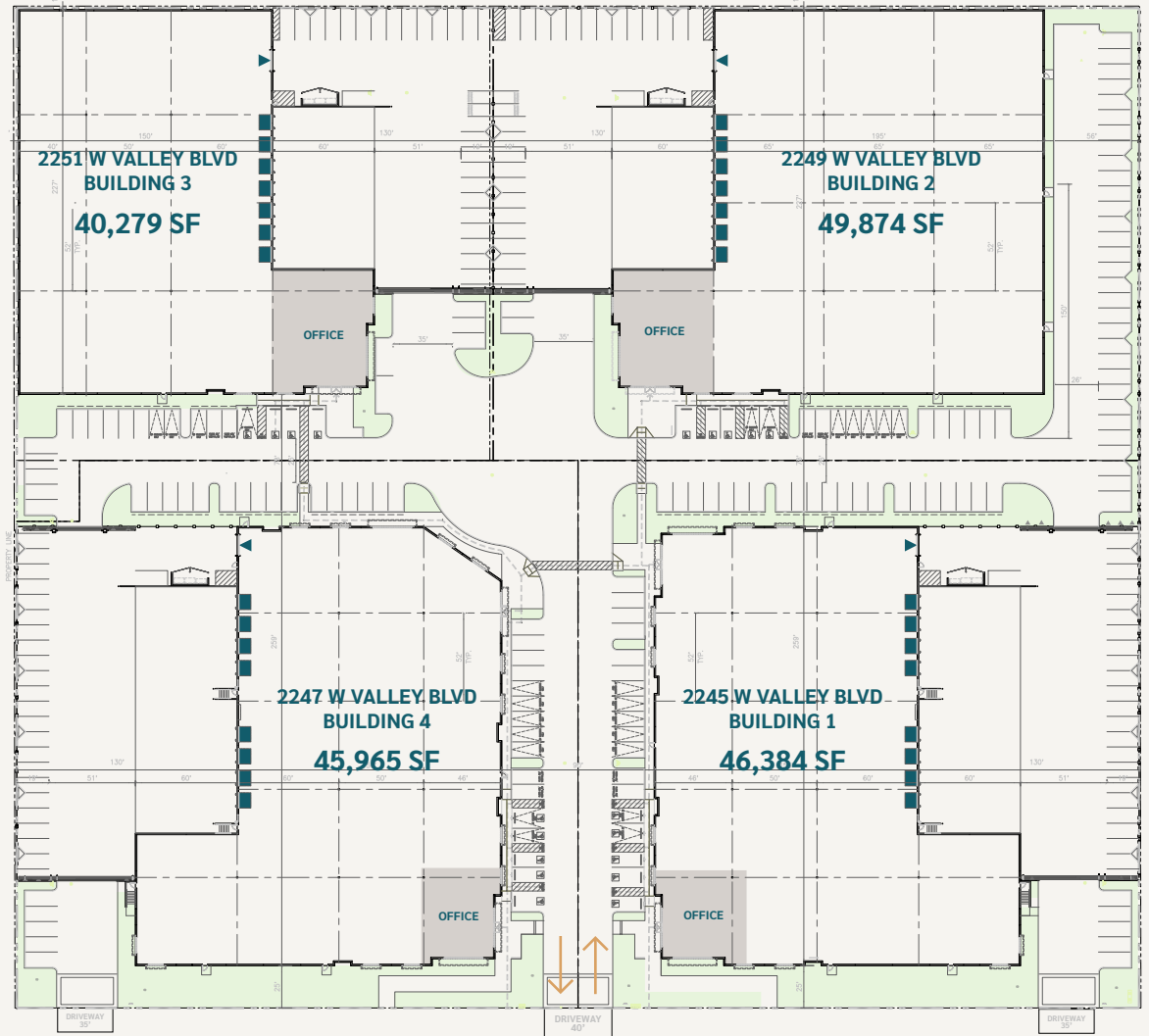
Office SF  
**±16,000 SF**



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**



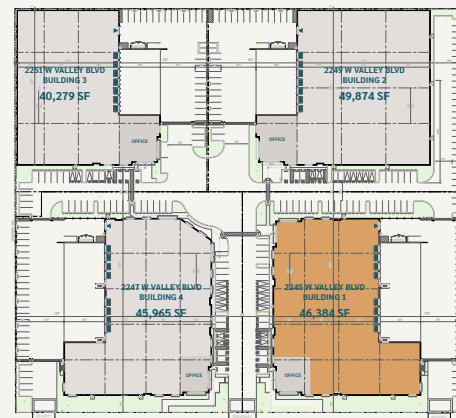
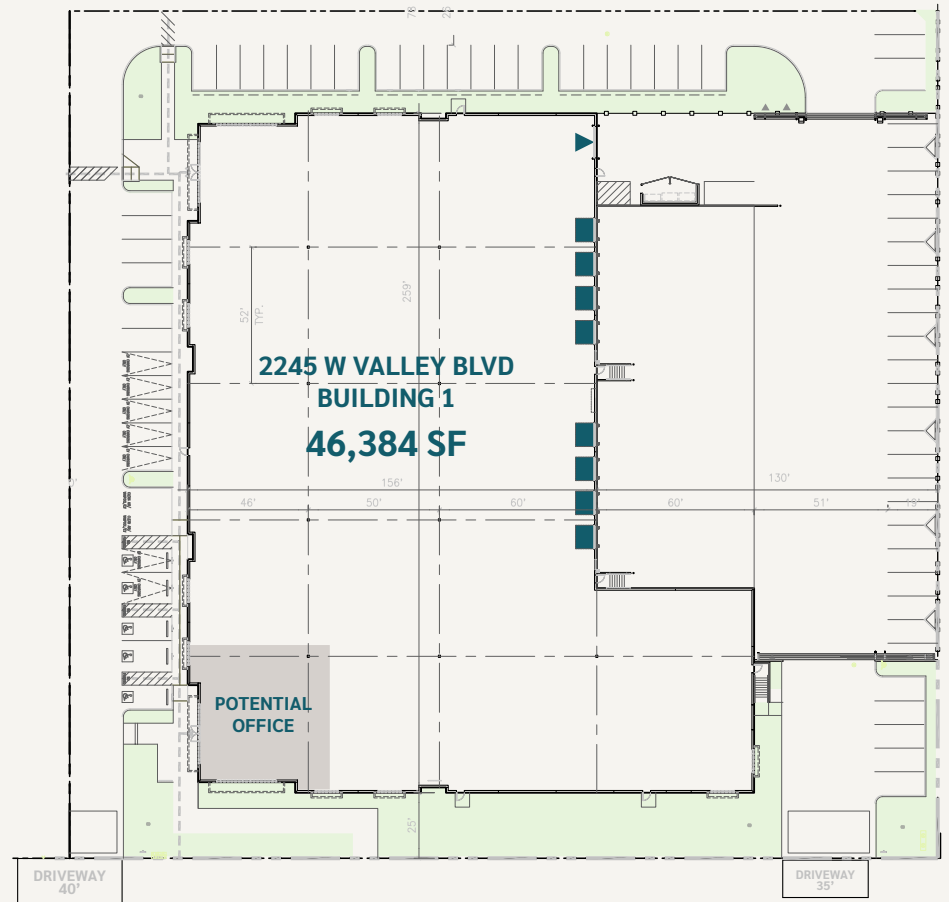
Office SF  
**±4,000 SF**






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**



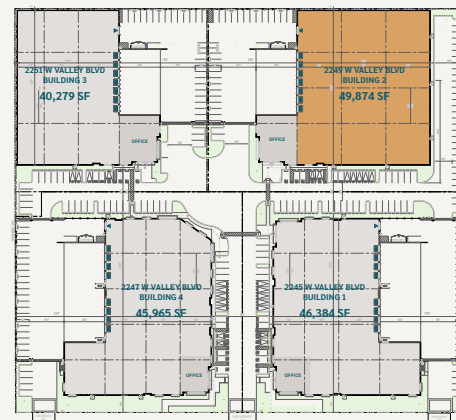
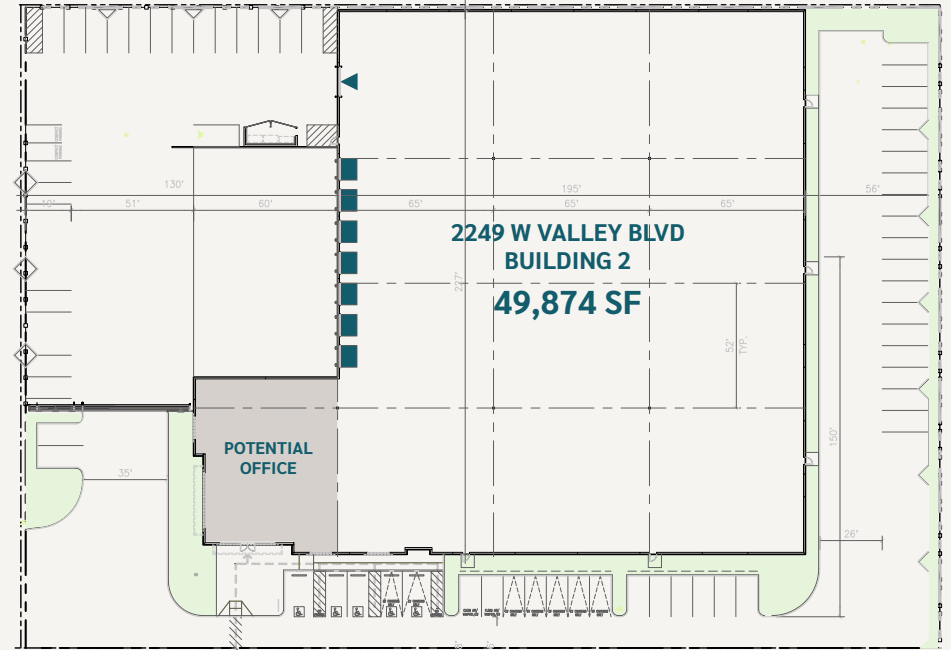
Office SF  
**±4,000 SF**



Power  
**±1,200 AMPS**



Fire sprinkler protection  
**ESFR**



# 2251 W Valley Blvd

## Building 3

### Floor Plan



Building size  
**±40,279 SF**



Clear height  
**30'**



Dock doors  
**7**



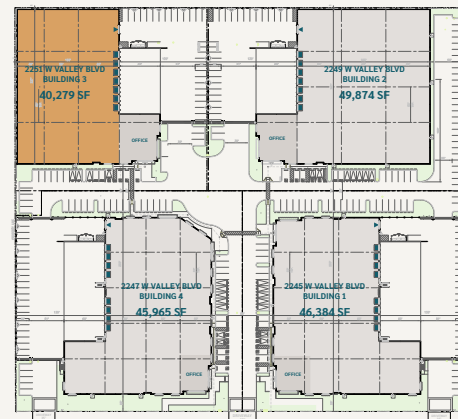
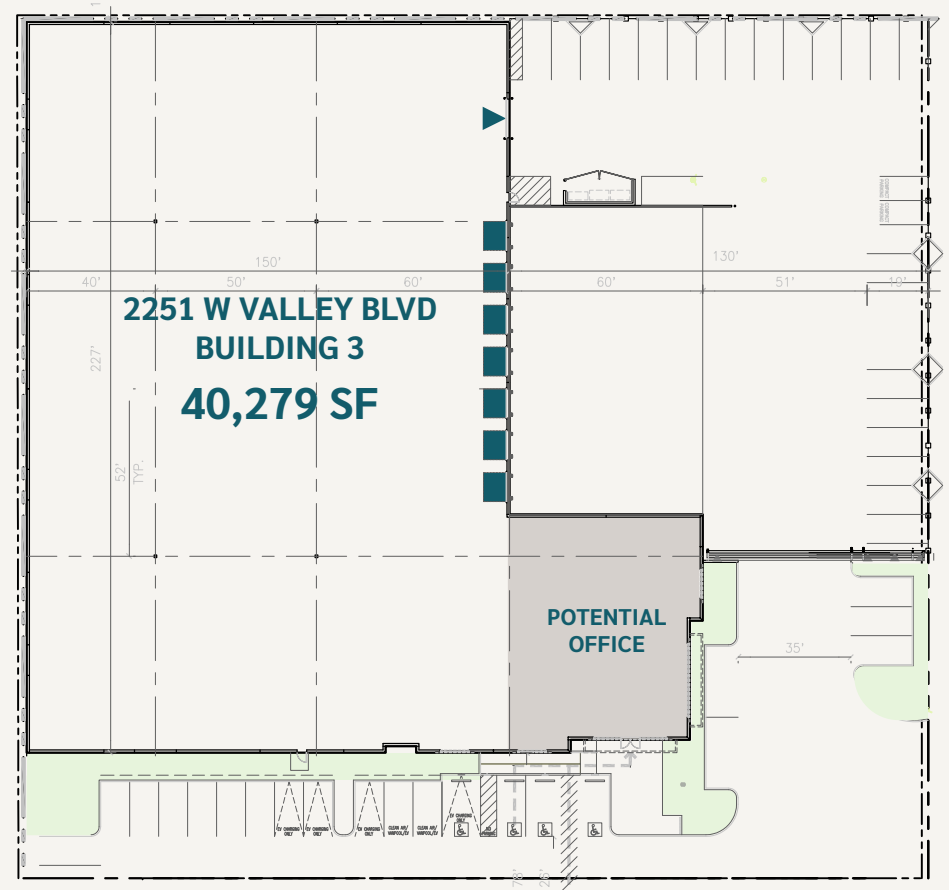
Office SF  
**±4,000 SF**






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**



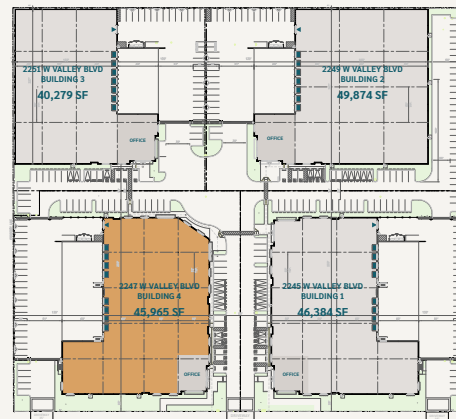
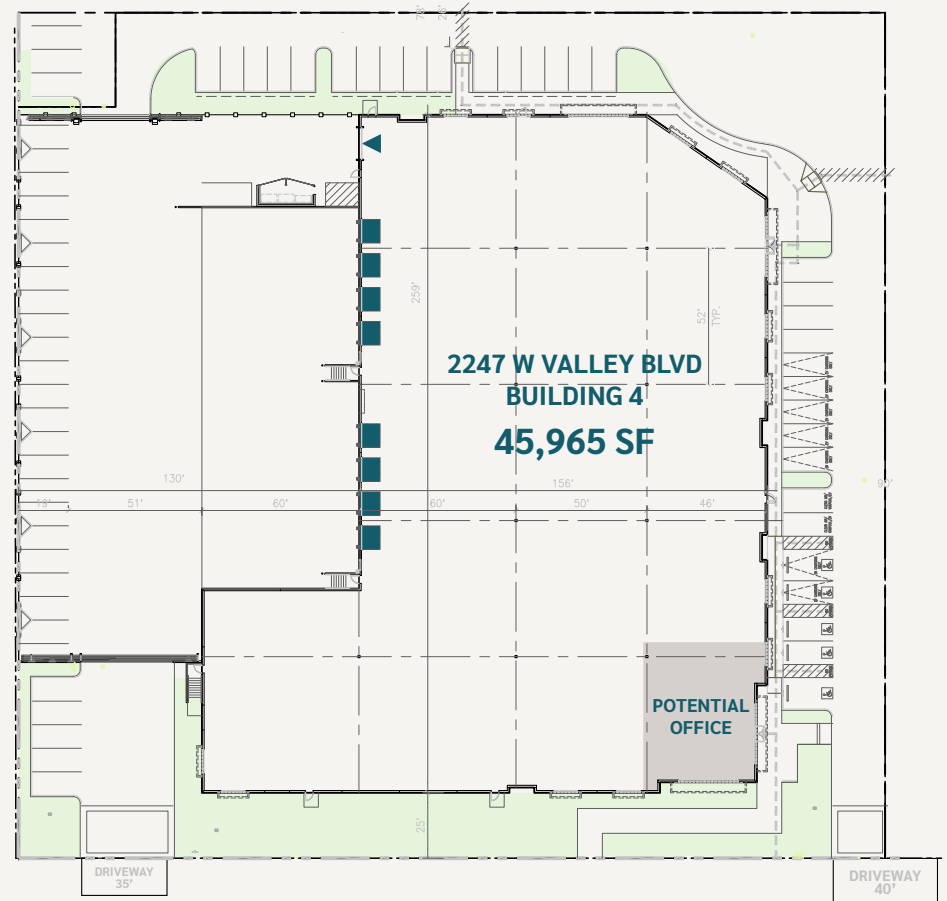
Office SF  
**±4,000 SF**



Power  
**±1,200 AMPS**



Fire sprinkler protection  
**ESFR**



- Dock doors
- Grade level doors
- Potential office





# COLTON COMMERCE CENTER



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