

POTENTIAL RACKING AVAILABLE

68,566 SF | FOR LEASE

2680 E. Merrill Avenue, Ontario, CA

GID INDUSTRIAL

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

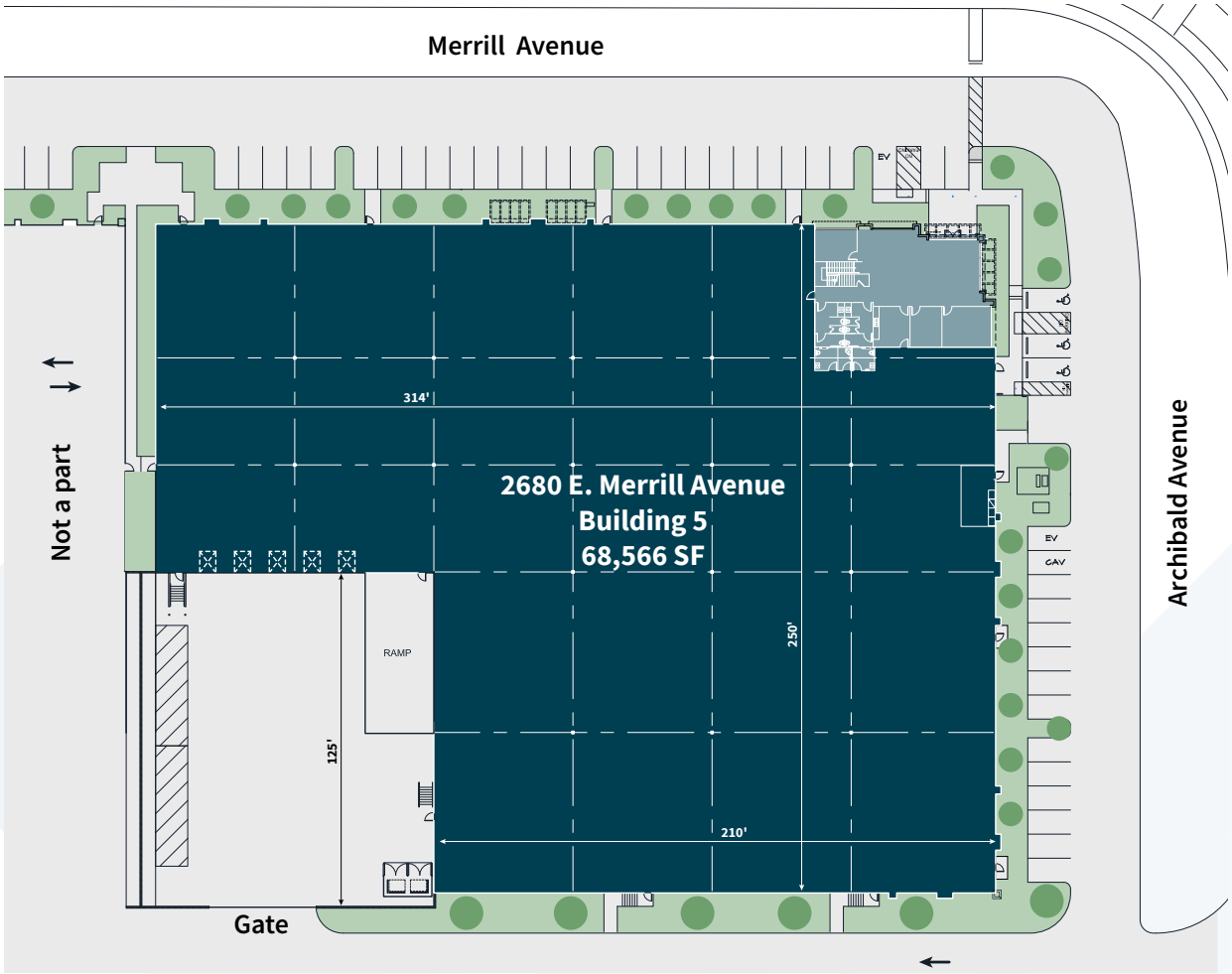
PROPERTY HIGHLIGHTS

Colony Commerce Center, Phase II is a world-class industrial campus in Ontario, CA consisting of nine 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.

2680 Merrill Avenue, Building 5 is located in Phase II of the Colony Commerce Center. Situated on 3.39 Acres and totaling 68,566 SF of rentable area, Building 5 features every specification of a state-of-the-art industrial facility and is ready for immediate occupancy.



BUILDING 5

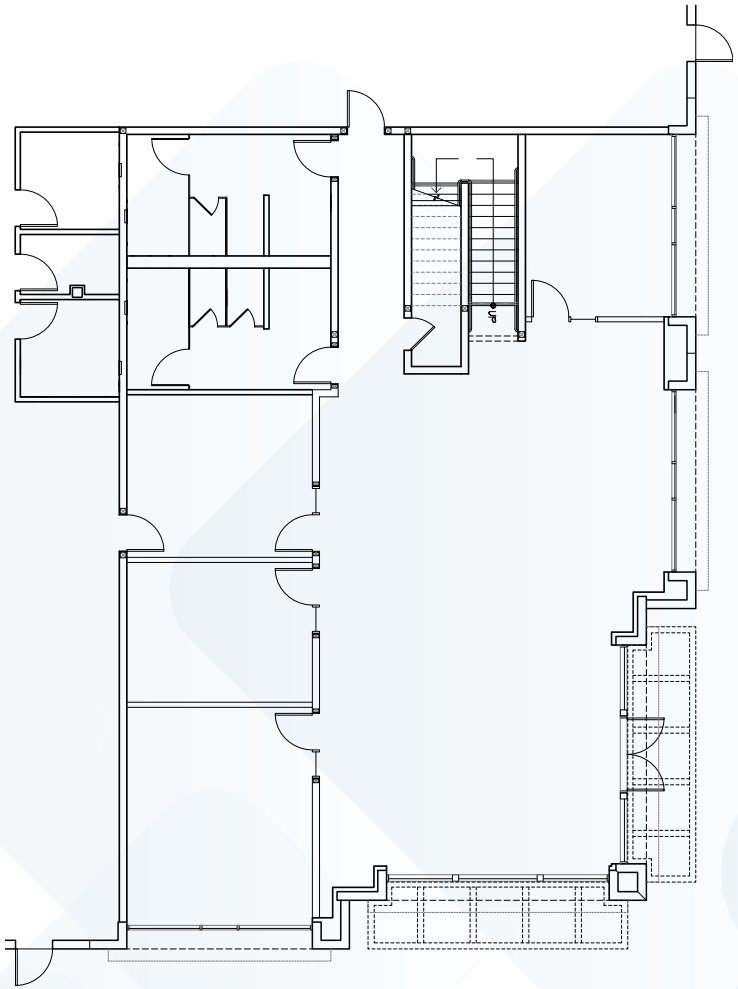


N

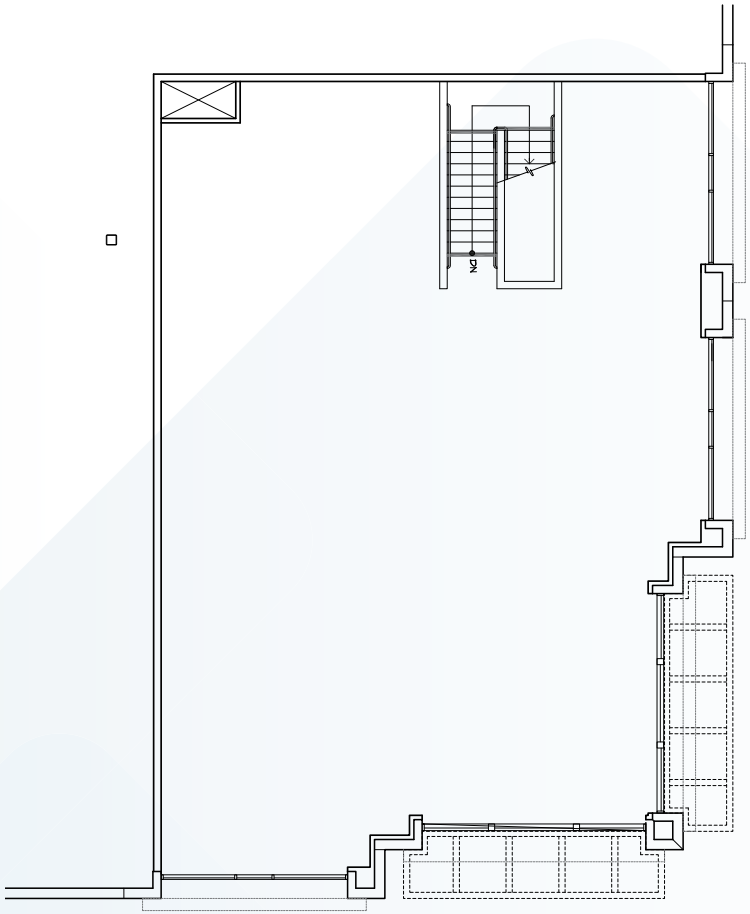
OVERALL PROJECT SPECIFICATIONS

- 68,566 SF Total Rentable Area
- 3.39 Acres
- ±4,942 SF Two-Story High-Finish Office Space
- 46.5% Site Coverage
- 30’ Clear Height
- 125’ Truck Court Depths
- 5 Dock High Doors (1 mechanical pit leveler, 2 edge of dock levelers)
- 1 Ground Level Door
- 46 Auto Parking Stalls
- Fully Secured Truck Yard
- 100% Concrete Truck Court & Parking Areas
- ESFR Sprinkler System
- 1,600 AMP 277/480 Volt Electrical Service (2,000 AMP UGPS)
- 2% Skylights
- Min 6” Floor Slab Thickness
- Environmentally Stable Design
- LED 25’ Candle Lighting

OFFICE SPACE



1ST FLOOR
2,516 SF



2ND FLOOR
2,426 SF

EXCEPTIONAL TRANSPORTATION ROUTE ACCESS



FREEWAYS

1.7 MI	I-15	**7 MI**	SR 71
3.3 MI	SR 60	**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

PROJECT PLAN



K&S HOLDINGS
BUILDING 1
41,221 SF

'A' PACIFIC EXPRESS, ENTERPRISES
BUILDING 2
50,151 SF

LC LOGISTICS BUILDING 3
68,036 SF

LITE SOURCE
BUILDING 4
71,266 SF

2680 E MERRILL AVENUE
BUILDING 5
68,566 SF

DUKE SYSTEMS
BUILDING 8
141,940 SF

WEINLAND METALS
BUILDING 7
133,220 SF

RNG INTERNATIONAL
BUILDING 6
109,598 SF

N

CORPORATE NEIGHBORS





2680







CENTER COLONY COMMERCE

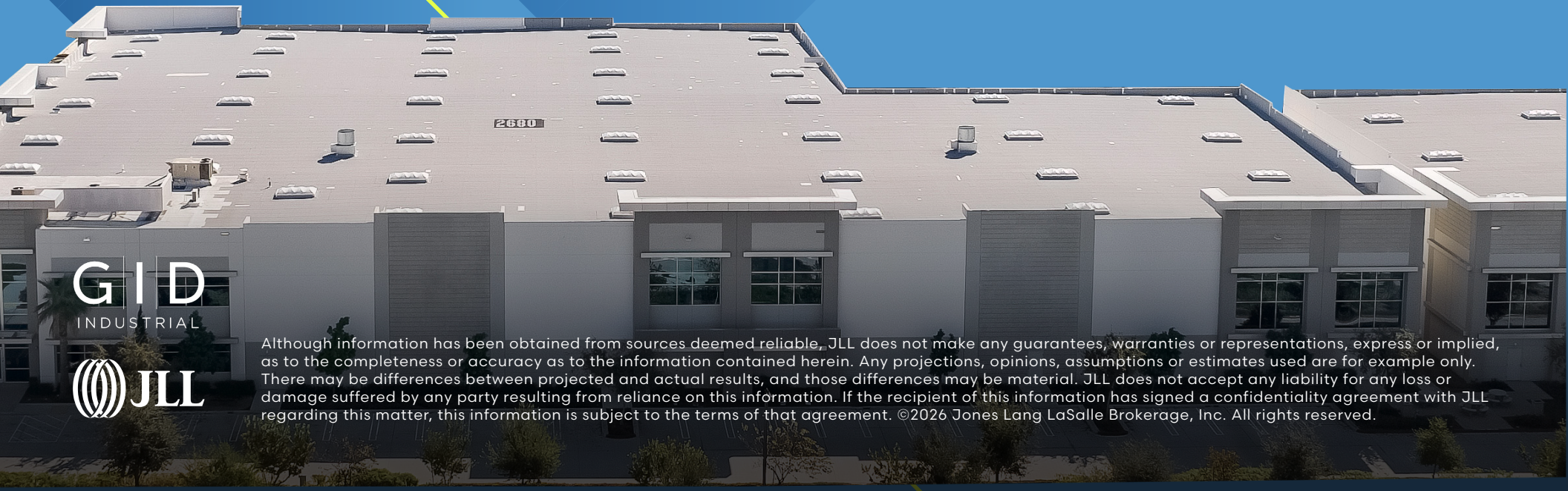
PATRICK WOOD
Vice Chairman
patrick.wood@jll.com
+1 949 836 6294
Lic# 01776274

CHASE BERRY
Vice President
chase.berry@jll.com
+1 909 467 6877
Lic# 02196093

MIKE MCCRARY
Vice Chairman
mike.mccrary@jll.com
+1 909 467 6885
Lic# 01054055

ALLY DOHERTY
Senior Associate
ally.doherty@jll.com
+1 909 467 6878
Lic# 02193365

2680 E. Merrill Ave, Ontario, CA



GID
INDUSTRIAL

JLL

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.