

280 DE BERRY STREET

COLTON, CA 92324

LOWEST RATE IN THE MARKET!!
\$1.25 NNN/psf/mo + \$0.15 /psf Opex plus FIRST YEAR FREE!!! *

*subject to LL approval of Tenant's financials



FOR LEASE | ±125,801 SQ. FT. INDUSTRIAL FACILITY



**CUSHMAN &
WAKEFIELD**

Chuck Belden, SIOR

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LIC. #01799801

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±125,801 SQ. FT. INDUSTRIAL FACILITY



125,801 SF Industrial Building on 9.29 acres



5,200 Amp, 480/277 Volt, 3-Phase Electrical



New Roof & Exterior Paint



30' Clear Height



30% Site Coverage



L-Dock Loading Configuration



New/Refurbished Two-Story Offices



49 Dock High Doors (9'x10')



2 Grade Level Doors (12'x14')



Fenced & Secured Yard Area w/ Guard Shack



21 Trailer Stalls (+70 Additional Stalls Possible)



ESFR Sprinklers being installed



60 Auto Parking Spaces



Proximity to I-215, I-10, SR-60 and SR-91 Freeways



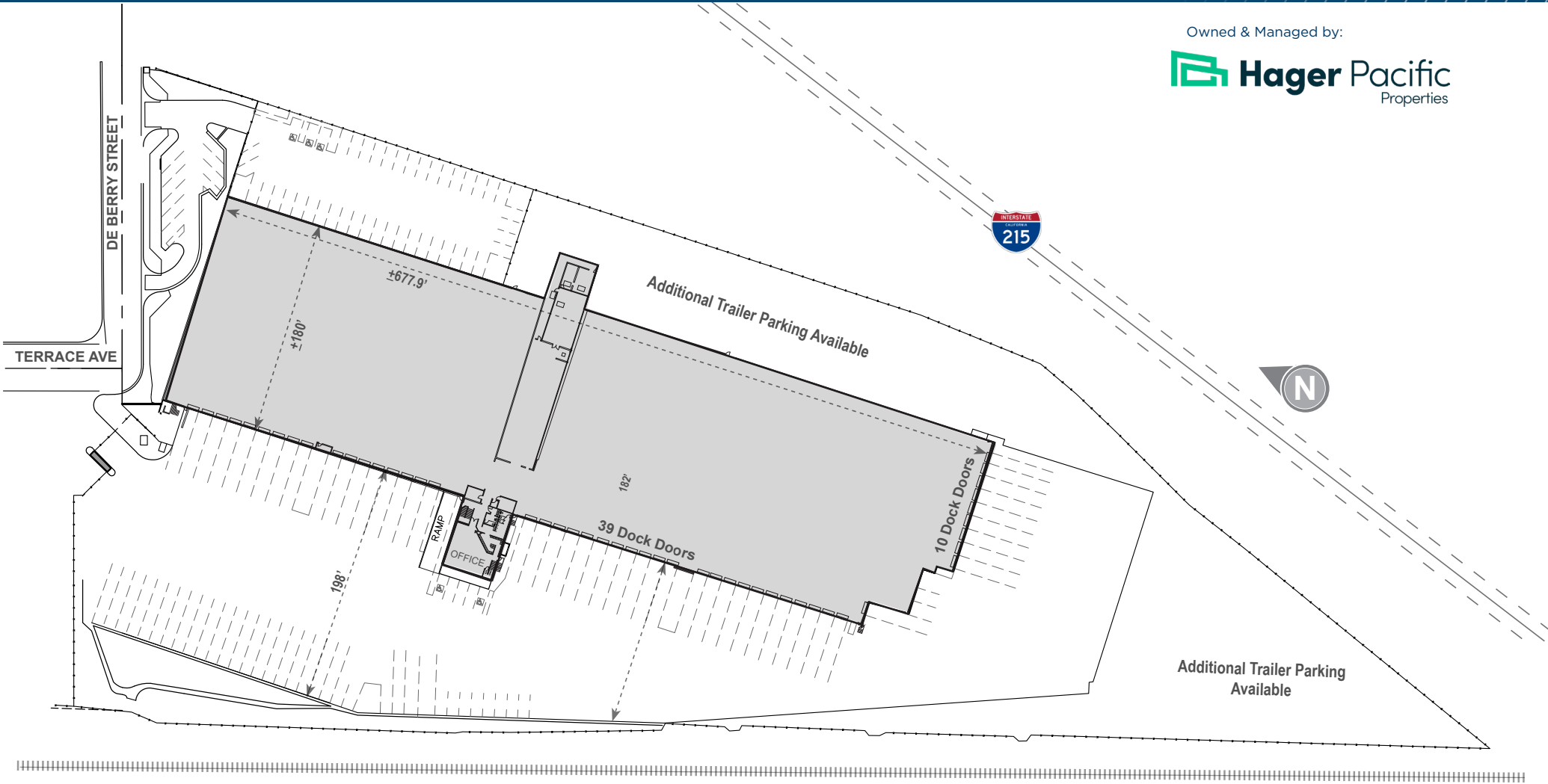
Excellent Access to I-215 Freeway via Barton Road On/Off Ramp

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Owned & Managed by:



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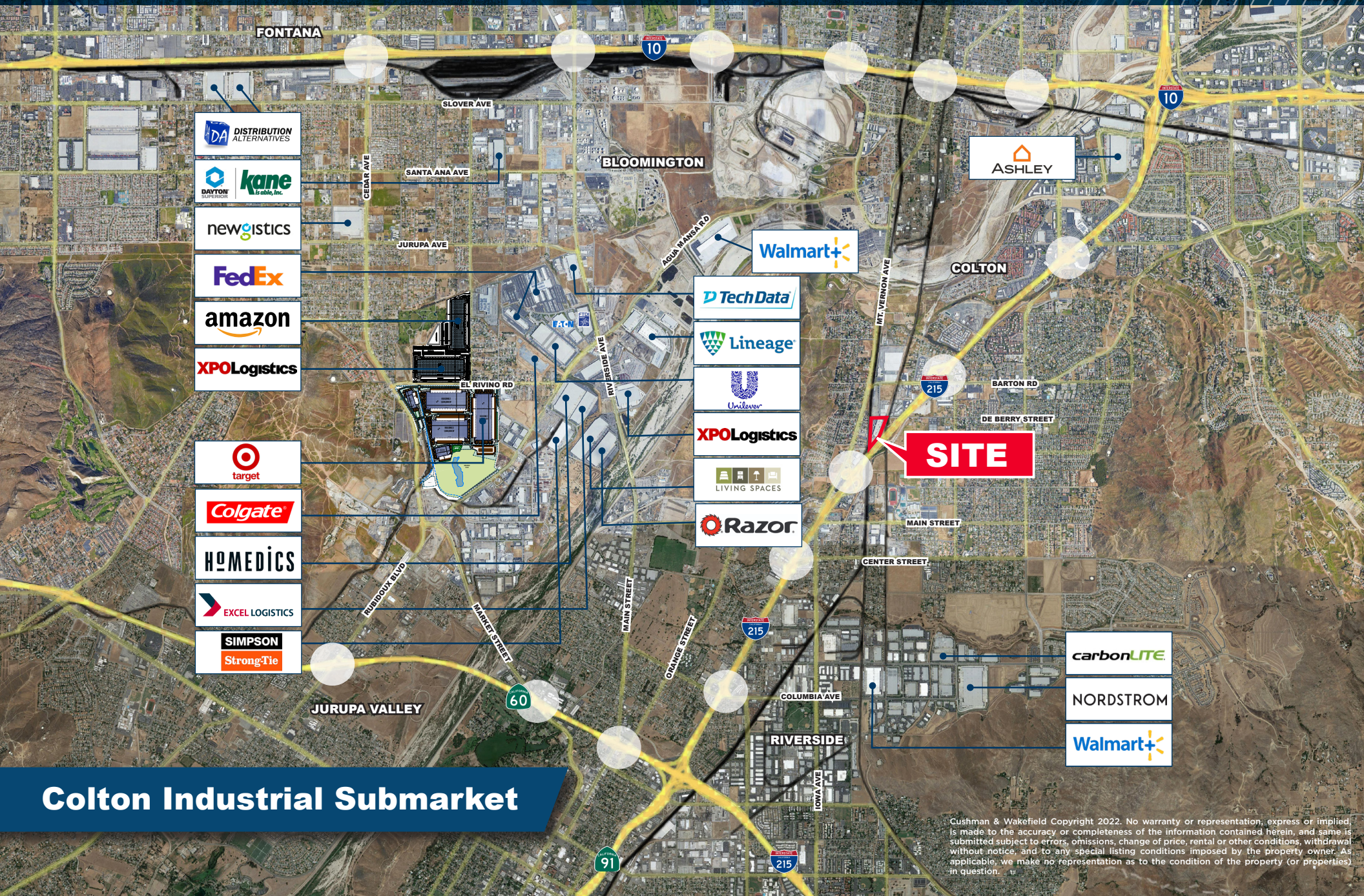
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CORPORATE NEIGHBORS



DA DISTRIBUTION ALTERNATIVES

DAYTON SUPERIOR **kane** by **ashley, inc.**

new**g**ISTICS

FedEx

amazon

XPOLogistics

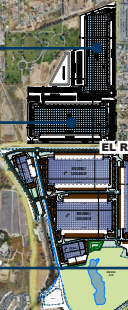
target

Colgate

HOMEDICS

EXCEL LOGISTICS

SIMPSON Strong-Tie



Walmart+

TechData

Lineage

Unilever

XPOLogistics

LIVING SPACES

Razor

ASHLEY

SITE

carbonLITE

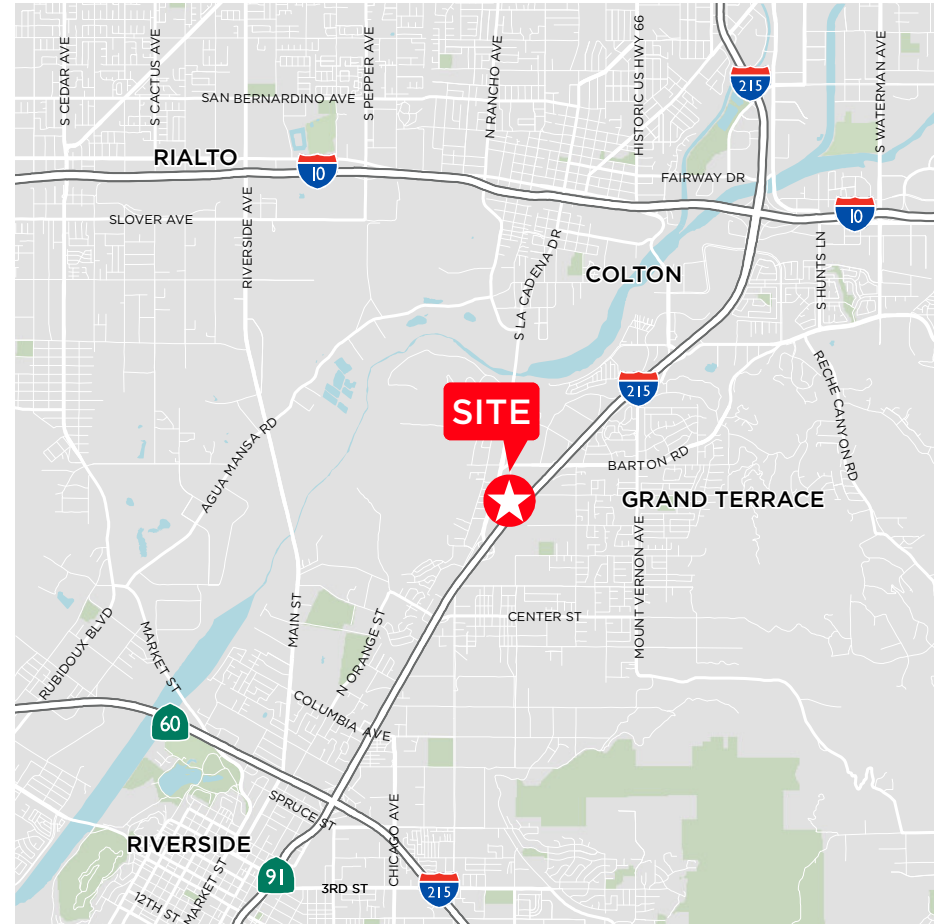
NORDSTROM

Walmart+

Colton Industrial Submarket

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