



**PREMIER INLAND EMPIRE WEST LOCATION**  
BUILDING 9 – 1,000,930 SF



PHASE II

## COLONY COMMERCE CENTER

5170 S. Archibald Ave., Ontario, CA

Colony Commerce Center, Phase II is a world class development in Ontario, CA consisting of nine (9) industrial buildings ranging in size from 41,210 to 1,000,930 square feet. The Project's strategic location on the western-edge of the Inland Empire marketplace produces the closest proximity to Los Angeles and Orange County with immediate access via the I-15, SR-60 and SR-71 freeway systems.

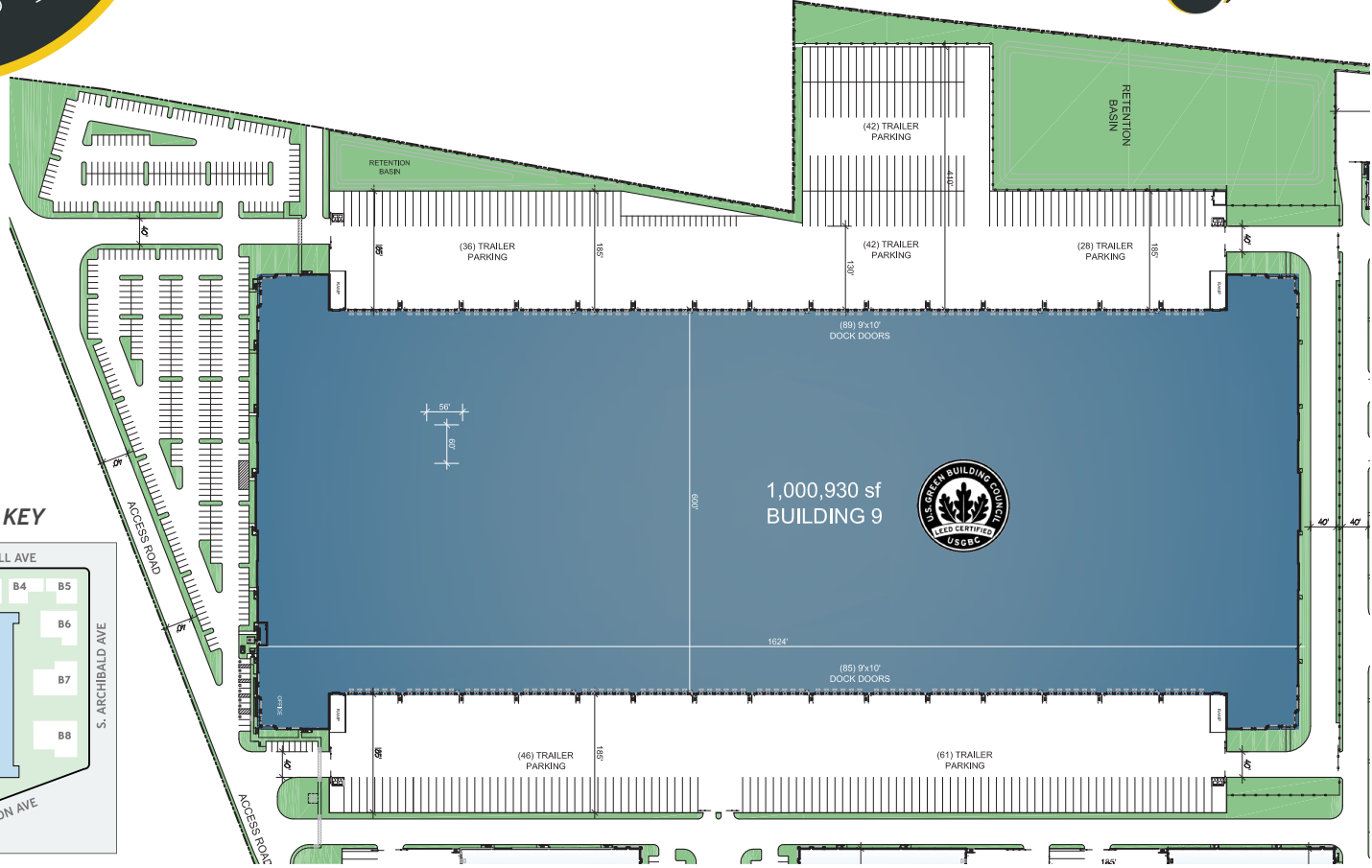
Building 9 is the flagship facility in Phase II of the Colony Commerce Center. Situated on 49.65 acres and totaling 1,009,930 SF of rentable area, Building 9 boasts every feature and specification for a state-of-the-art distribution and fulfillment facility.



**Groundbreaking Q1 2019**

[www.Colony-Commerce-Center.com](http://www.Colony-Commerce-Center.com)



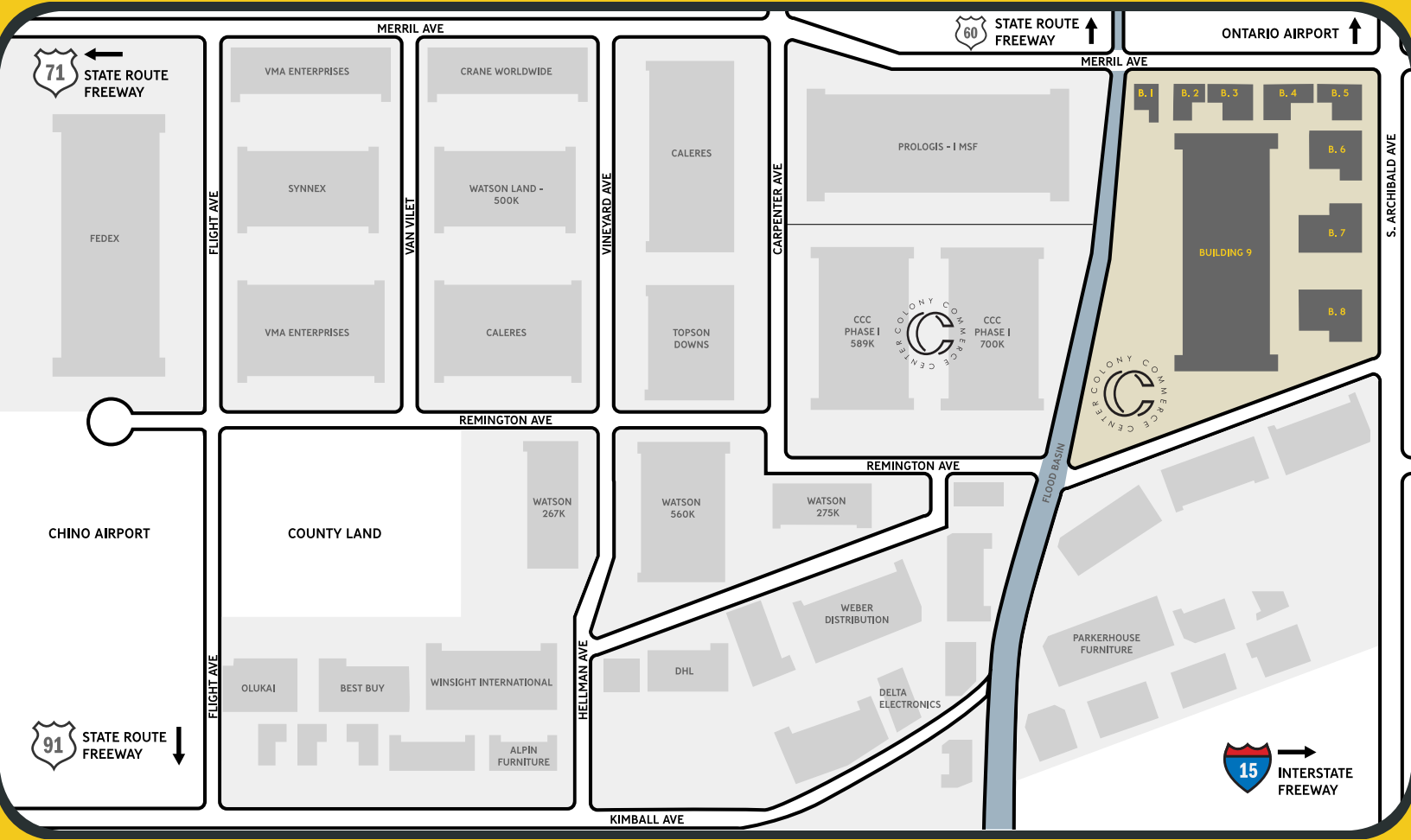
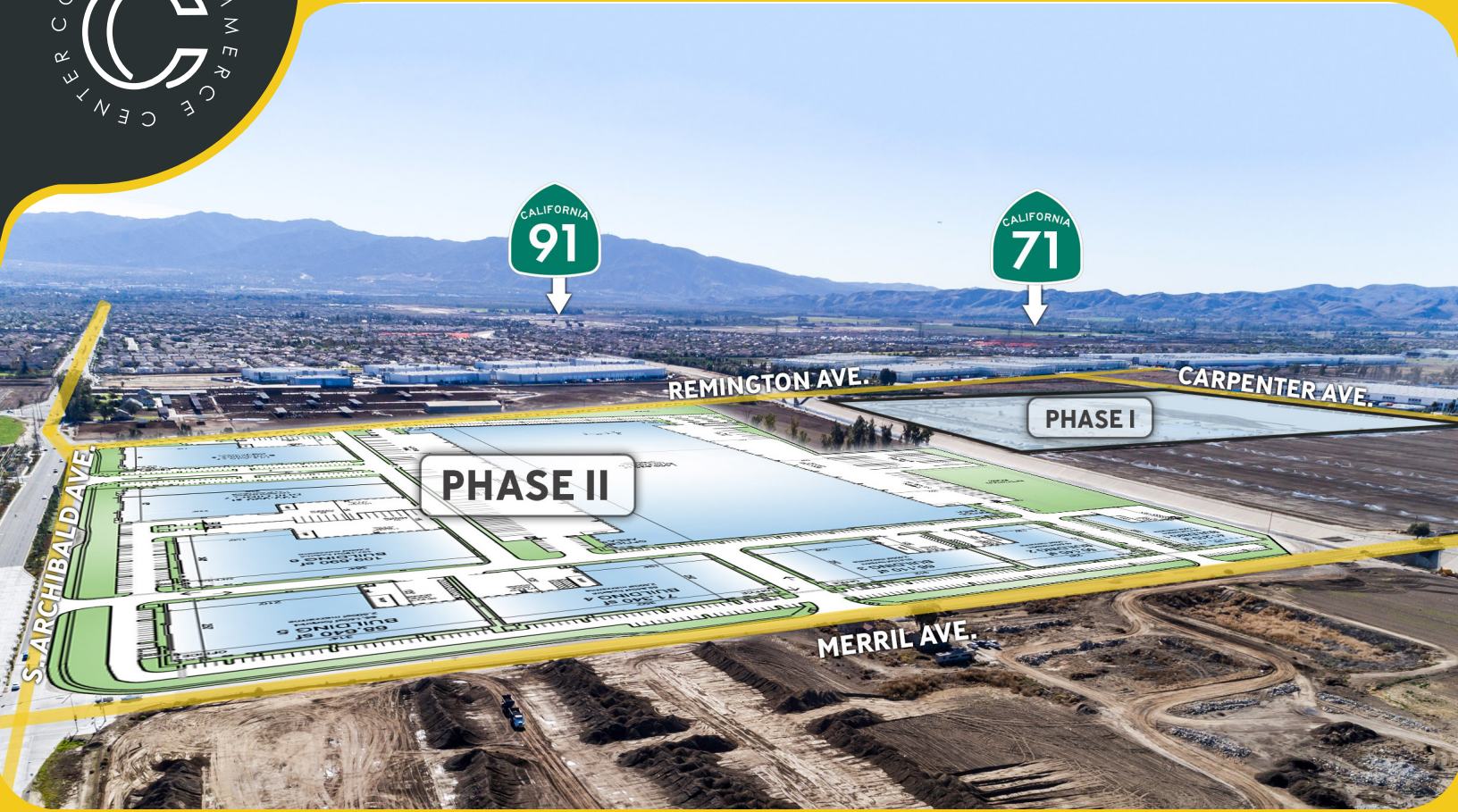


## BUILDING SPECIFICATIONS

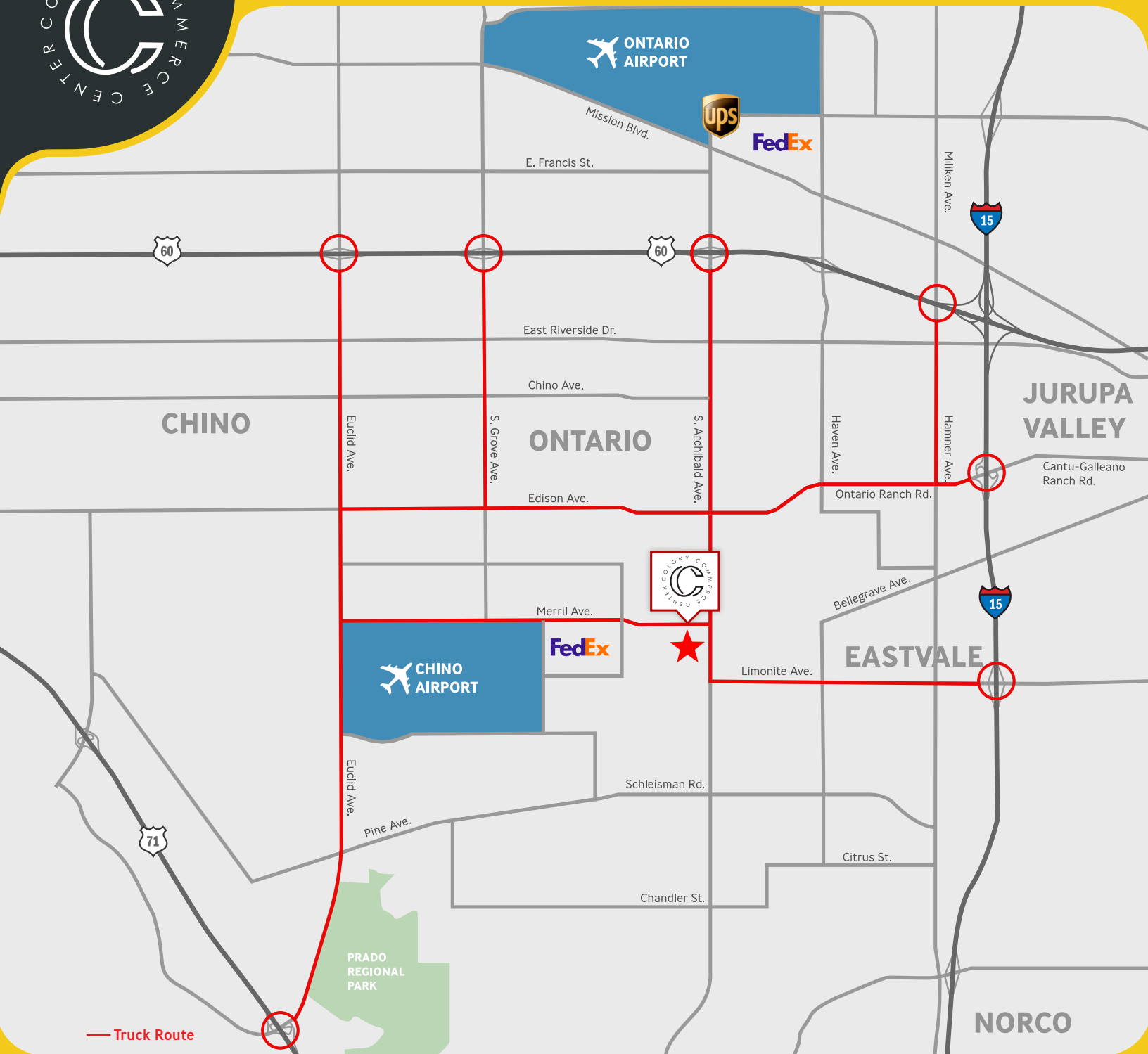
- **1,000,930 SF** Total Rentable Area
- **49.65** Acres
- **To-Suit** High-Finish Office Space
- **46.3%** Site Coverage
- **40'** Clear Height
- **185' - 410'** Truck Court Depths
- **174** Dock High Doors
- **4** Ground Level Doors
- **511** Auto Parking Stalls
- **259** Trailer Parking Stalls
- **Fully Secured** Truck Yards
- **100% Concrete** Truck Courts & Parking Areas
- **10 Year** NDL Warranty
- **56' x 60'** Column Spacing (Typical)
- **ESFR** Sprinkler System
- **4,000 AMP** 277/480 Volt Electrical Service (Expandable)
- **2%** Skylights
- **8"** Floor Slab Thickness
- **LEED** Certification
- **Q1 2020** Anticipated Delivery Date



# LEADING SUBMARKET IN WESTERN INLAND EMPIRE



# EXCEPTIONAL TRANSPORTATION ROUTE ACCESS



**I-15** - 1.7 mi  
**SR 60** - 3.3 mi  
**SR 71** - 7 mi  
**SR 91** - 11.2 mi



**Port of Long Beach** - 55 mi  
**Port of Los Angeles** - 56 mi



**Ontario International (OIA)** - 5.4 mi  
**Orange County (SNA)** - 34.5 mi  
**Los Angeles (LAX)** - 58 mi



**BNSF Intermodal (San Bernardino)** - 24 mi  
**Union Pacific Intermodal (Industry)** - 24 mi

PROUDLY OWNED BY



**Ivanhoé  
Cambridge**

CDP Capital  
Groupe immobilier

ANOTHER QUALITY PROJECT BY



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