



PREMIER INLAND EMPIRE WEST LOCATION
1,686,420 SF STATE-OF-THE-ART INDUSTRIAL PARK



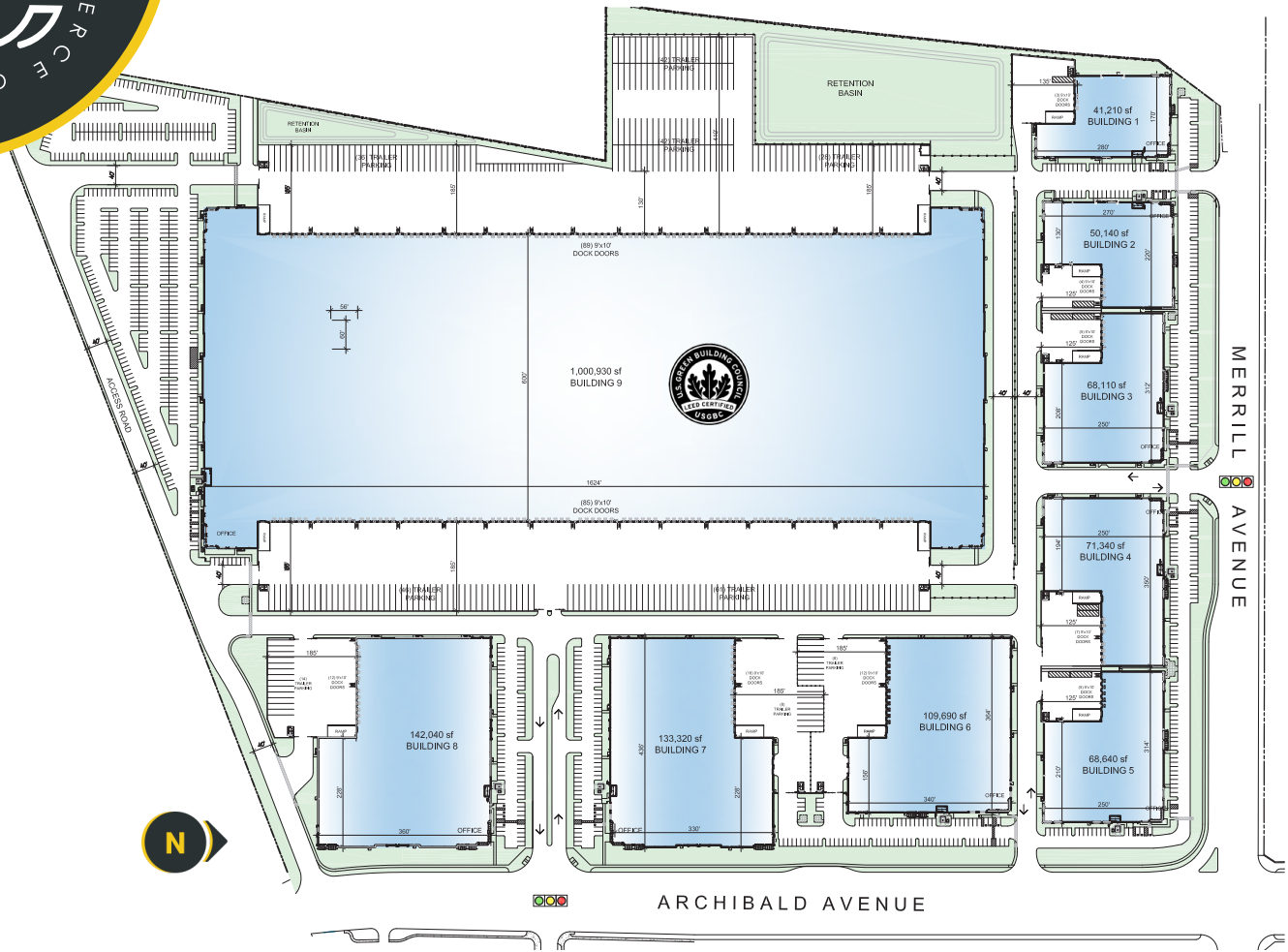
PHASE II

COLONY COMMERCE CENTER

SWC Archibald Ave. & Merrill 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 diverse size range of buildings in the Project is intended to facilitate the needs of business's from small, medium to large.

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.



OVERALL PROJECT SPECIFICATIONS

- **1,686,420 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
- **10 Year** NDL Warranty
- **ESFR** Sprinklers
- **2,000 - 4,000 AMP** 277/480V Electrical Service
- **2%** Skylights
- **6" - 8"** Floor Slab Thickness
- **Environmentally Sustainable** Design
- **Q1 2020** Anticipated Delivery Date



PROJECT OVERVIEW

BUILDING 1

41,210 SF Total Rentable Area
±3,372 SF Office Area
30' Clear Height
135' Truck Court Depth
3 Dock High Doors
1 Ground Level Door
41 Auto Parking Stalls

BUILDING 2

50,140 SF Total Rentable Area
±3,372 SF Office Area
30' Clear Height
125' Truck Court Depth
4 Dock High Doors
1 Ground Level Door
47 Auto Parking Stalls

BUILDING 3

68,110 SF Total Rentable Area
±5,225 SF Office Area
30' Clear Height
125' Truck Court Depth
5 Dock High Doors
1 Ground Level Door
59 Auto Parking Stalls

BUILDING 4

71,340 SF Total Rentable Area
±5,225 SF Office Area
30' Clear Height
125' Truck Court Depth
7 Dock High Doors
1 Ground Level Door
53 Auto Parking Stalls

BUILDING 5

68,640 SF Total Rentable Area
±5,225 SF Office Area
30' Clear Height
125' Truck Court Depth
5 Dock High Doors
1 Ground Level Door
49 Auto Parking Stalls

BUILDING 6

109,690 SF Total Rentable Area
±5,088 SF Office Area
32' Clear Height
185' Truck Court Depth
12 Dock High Doors
1 Ground Level Door
74 Auto Parking Stalls
8 Trailer Parking Stalls

BUILDING 7

133,320 SF Total Rentable Area
±5,063 SF Office Area
32' Clear Height
185' Truck Court Depth
16 Dock High Doors
1 Ground Level Door
88 Auto Parking Stalls
8 Trailer Parking Stalls

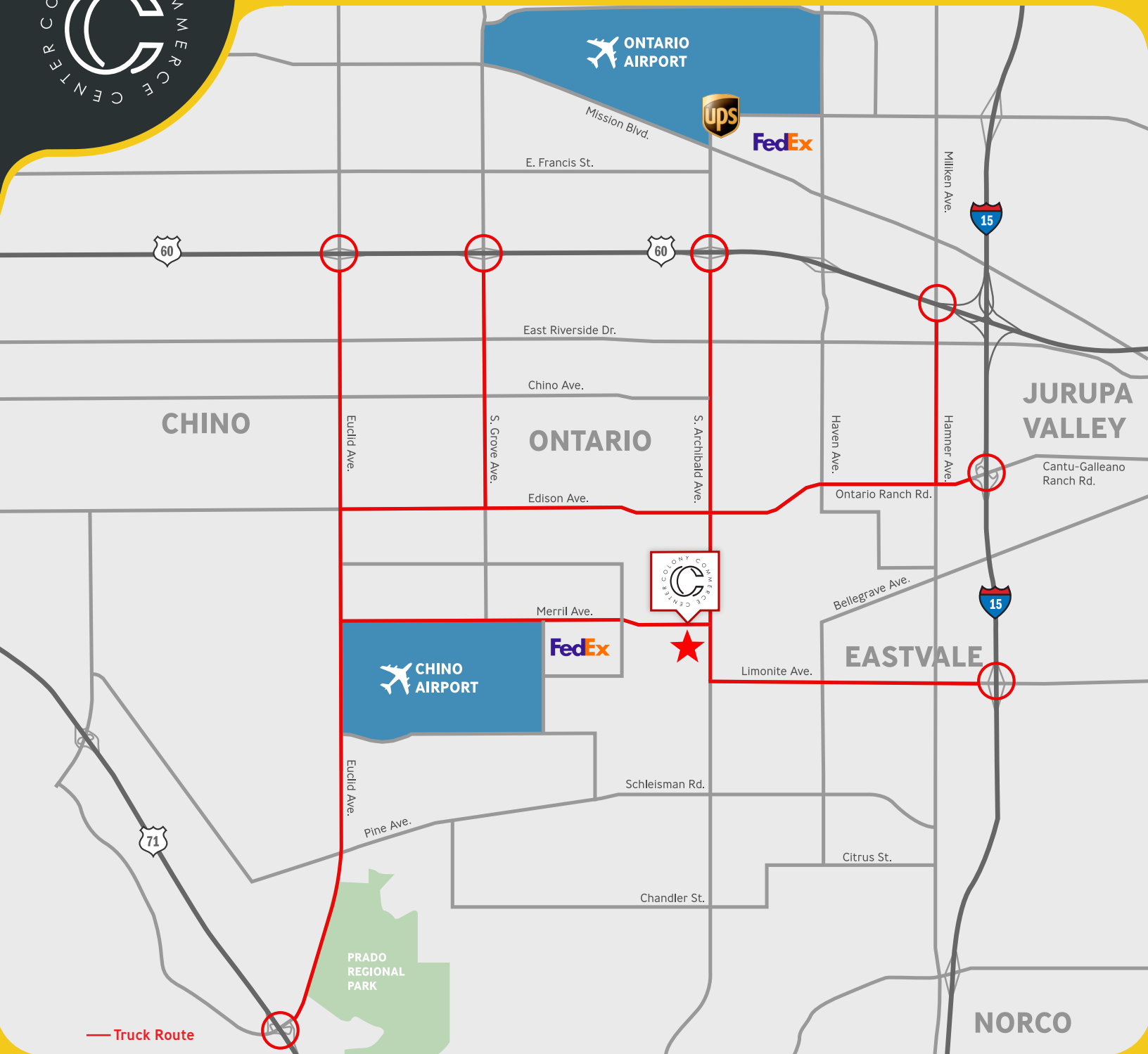
BUILDING 8

142,040 SF Total Rentable Area
±5,063 SF Office Area
32' Clear Height
185' Truck Court Depth
12 Dock High Doors
1 Ground Level Door
88 Auto Parking Stalls
14 Trailer Parking Stalls

BUILDING 9

1,000,930 SF Total Rentable Area
To-Suit Office Area
40' Clear Height
185' Truck Court Depth
174 Dock High Doors
4 Ground Level Door
511 Auto Parking Stalls
259 Trailer Parking Stalls

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

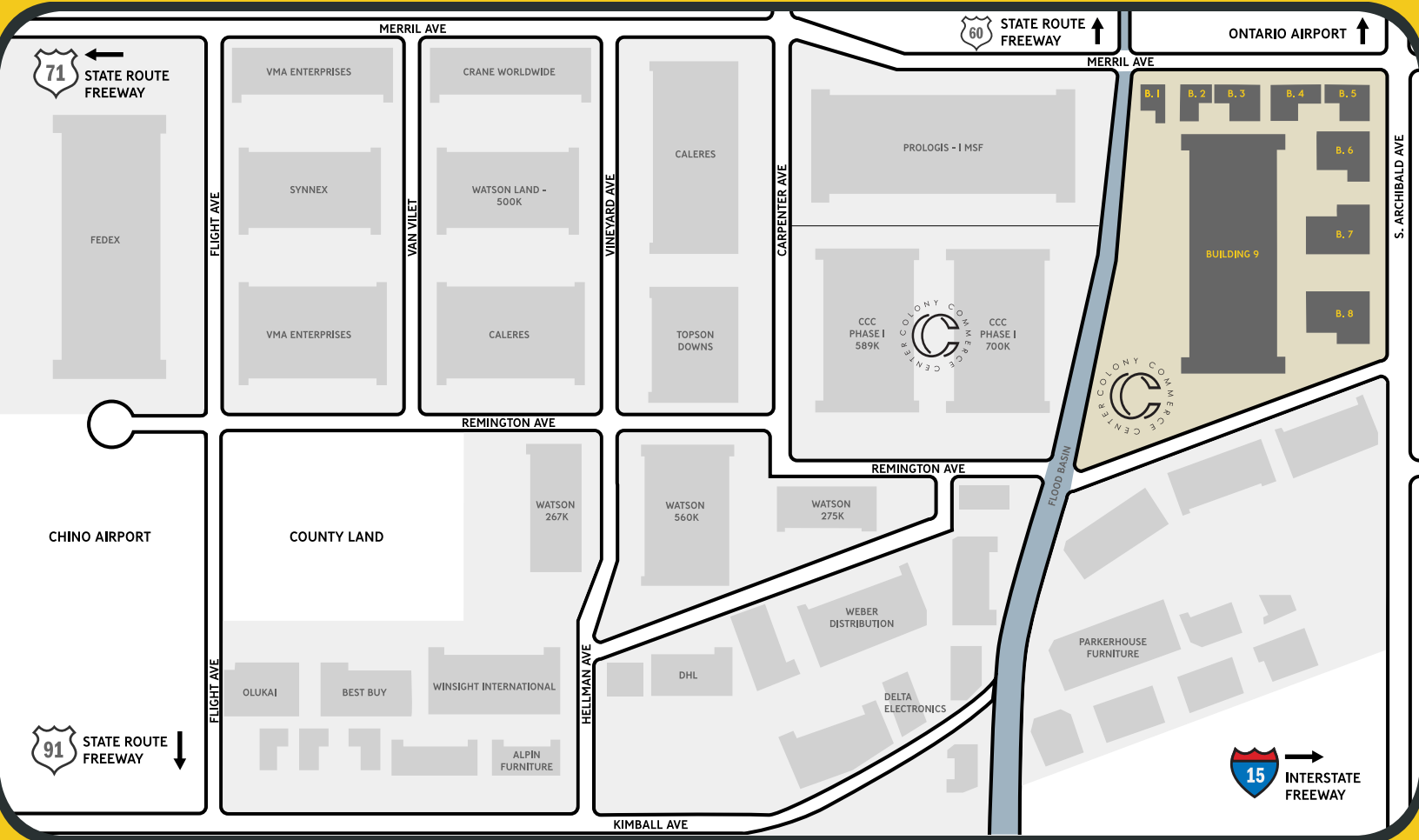


Ontario International (OIA) - 5.4 mi
Orange County (SNA) - 34.5 mi
Los Angeles (LAX) - 58 mi



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

LEADING SUBMARKET IN WESTERN INLAND EMPIRE



PROUDLY OWNED BY



**Ivanhoé
Cambridge**

CDP Capital
Groupe immobilier

ANOTHER QUALITY PROJECT BY



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