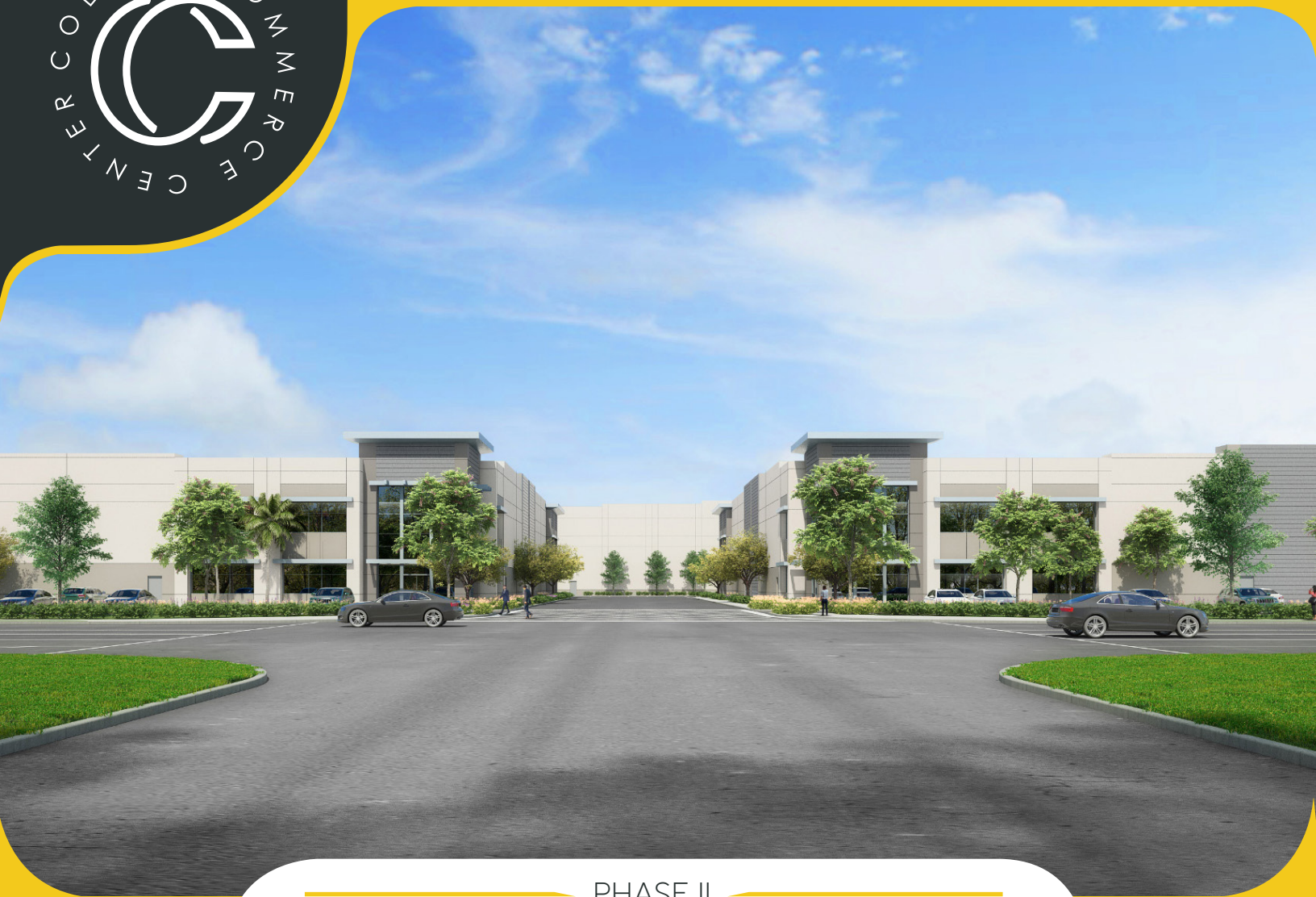


**PREMIER INLAND EMPIRE WEST LOCATION**  
BUILDING I – 41,210 SF



PHASE II

## **COLONY COMMERCE CENTER**

2510 East 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 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.

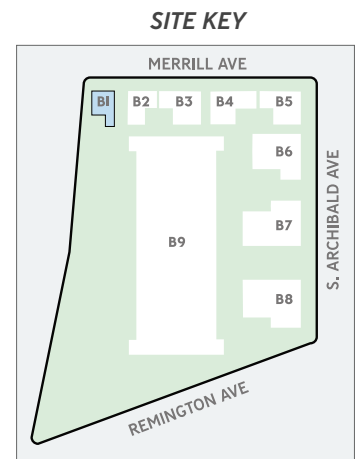
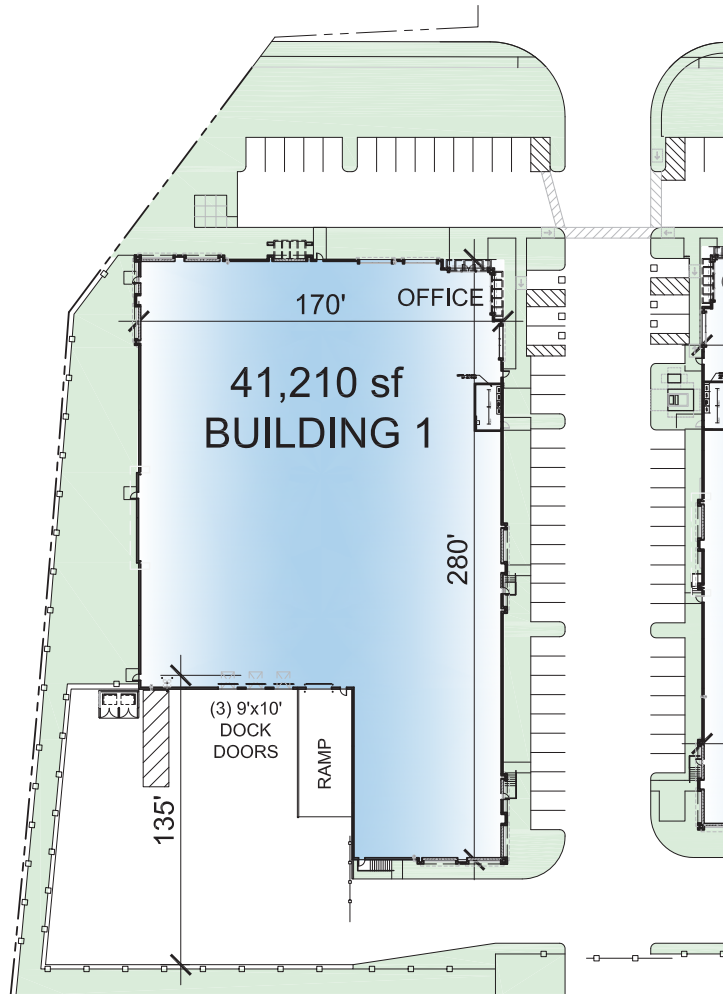
Building I is located in Phase II of the Colony Commerce Center. Situated on 2.40 acres and totaling 41,210 SF of rentable area, Building I boasts every feature and specification for a state-of-the-art industrial facility.



**Groundbreaking Q1 2019**

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

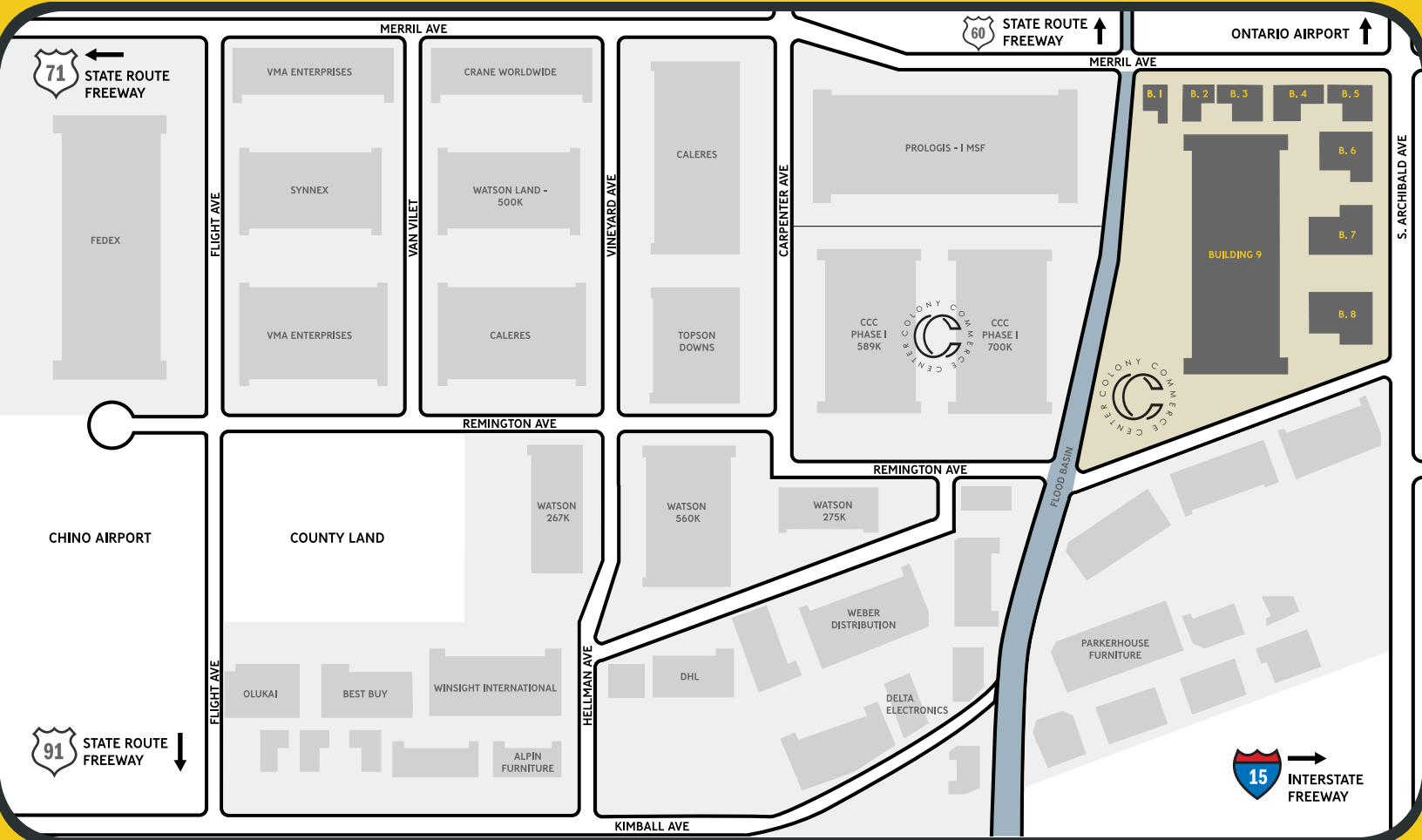
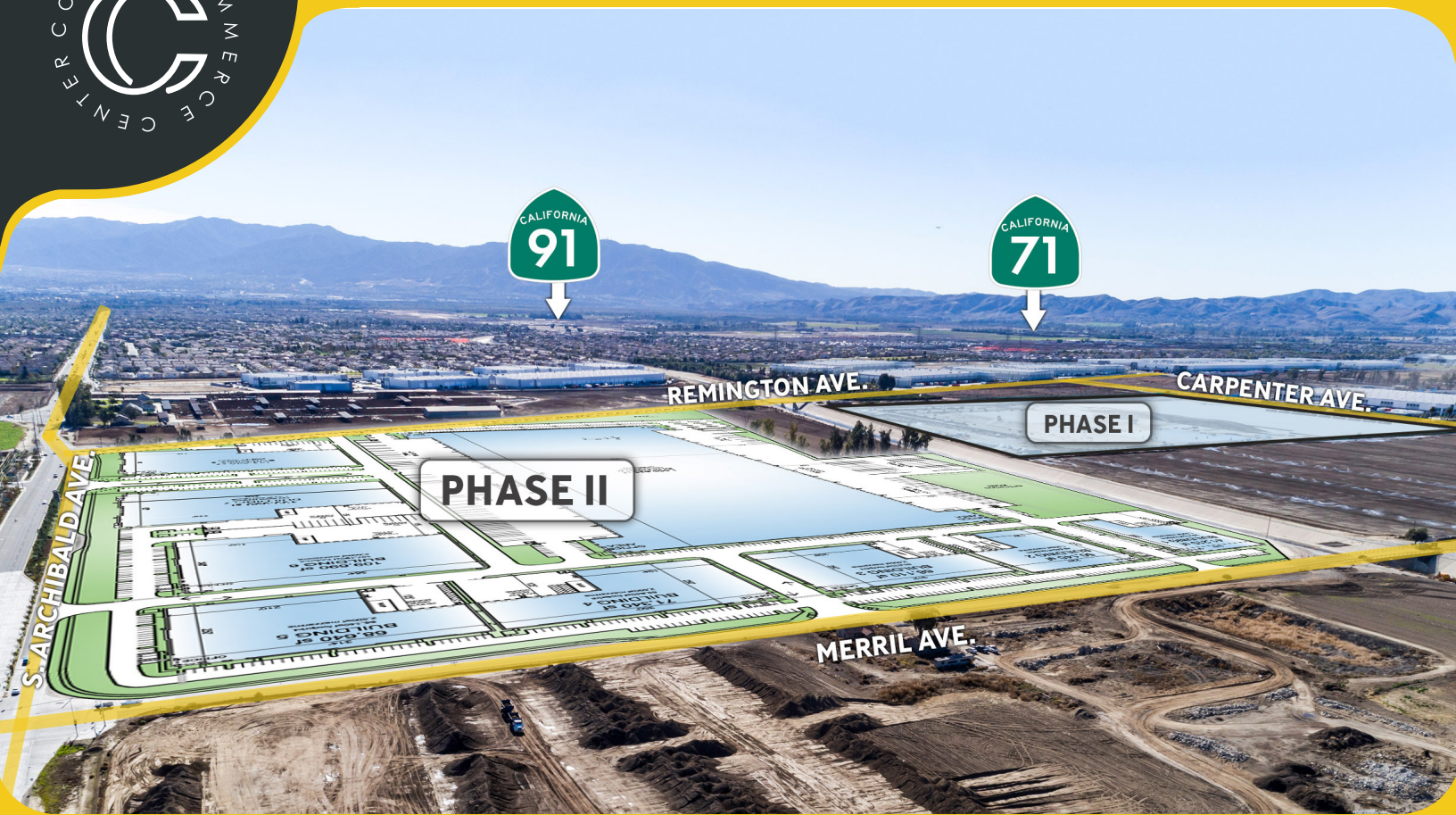




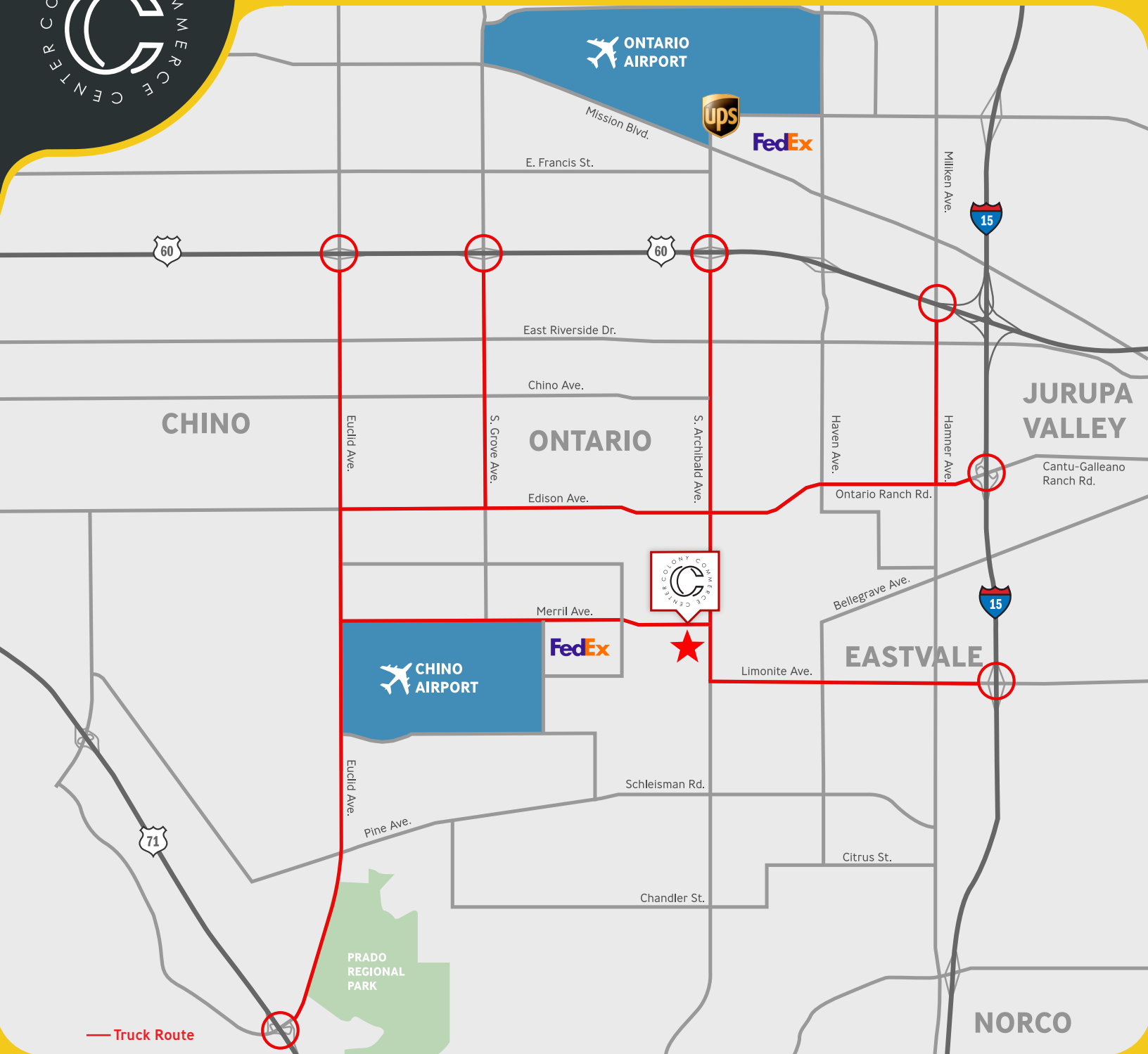
## BUILDING SPECIFICATIONS

- **41,210 SF** Total Rentable Area
- **2.4** Acres
- **±3,372 SF** High-Finish Office Space
- **39.4%** Site Coverage
- **30'** Clear Height
- **135'** Truck Court Depths
- **3** Dock High Doors
- **1** Ground Level Doors
- **41** Auto Parking Stalls
- **Fully Secured** Truck Yards
- **100% Concrete** Truck Courts & Parking Areas
- **10 Year** NDL Warranty
- **50' x 52'** Column Spacing (Typical)
- **ESFR** Sprinkler System
- **2,000 AMP** 277/480 Volt Electrical Service (Expandable)
- **2%** Skylights
- **Min 6"** Floor Slab Thickness
- **Environmentally Stable** Design
- **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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