

PREMIER INLAND EMPIRE WEST LOCATION
BUILDING 4 – 71,340 SF



PHASE II

COLONY COMMERCE CENTER

2650 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.

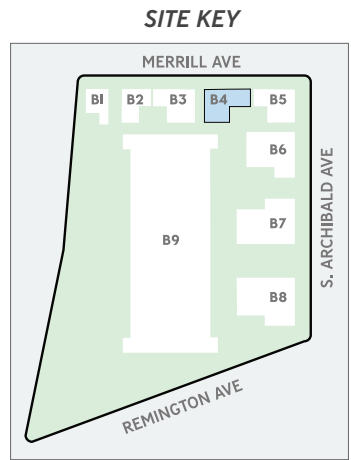
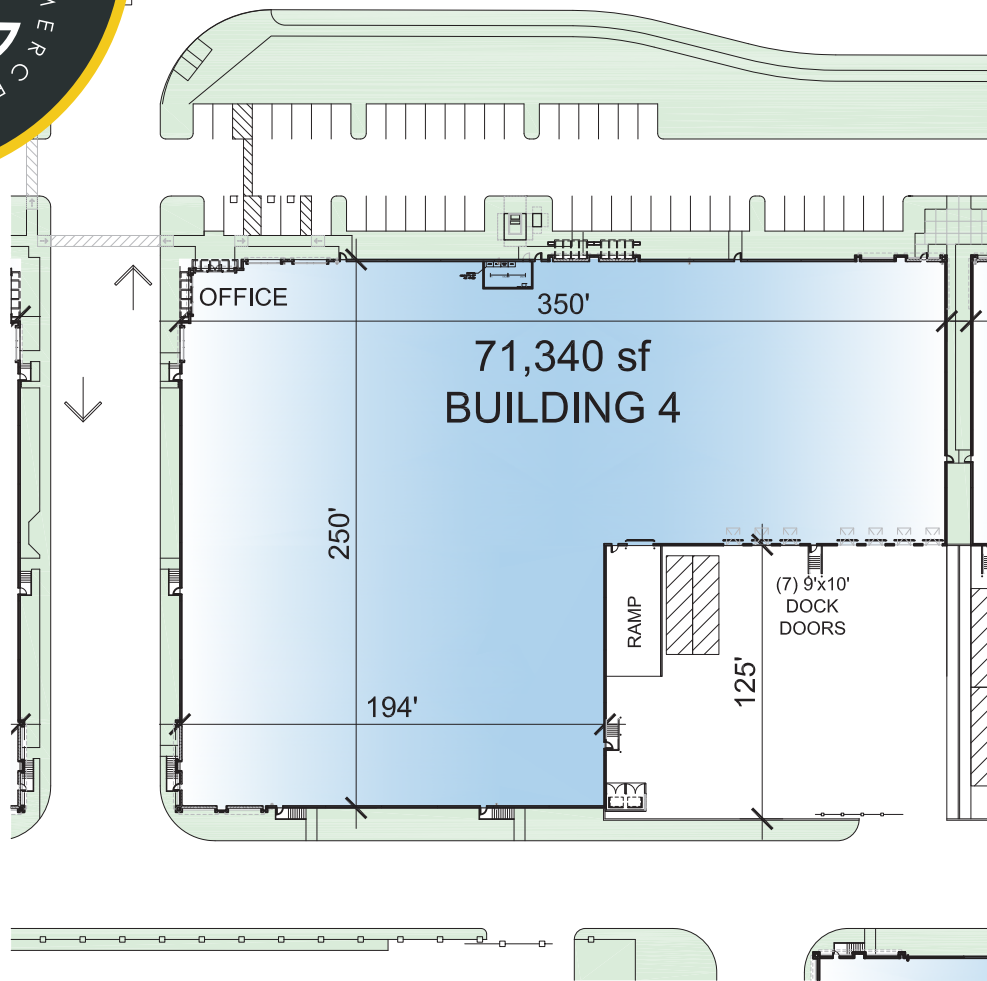
Building 4 is located in Phase II of the Colony Commerce Center. Situated on 3.41 acres and totaling 71,340 SF of rentable area, Building 4 boasts every feature and specification for a state-of-the-art industrial facility.



Groundbreaking Q1 2019

www.Colony-Commerce-Center.com

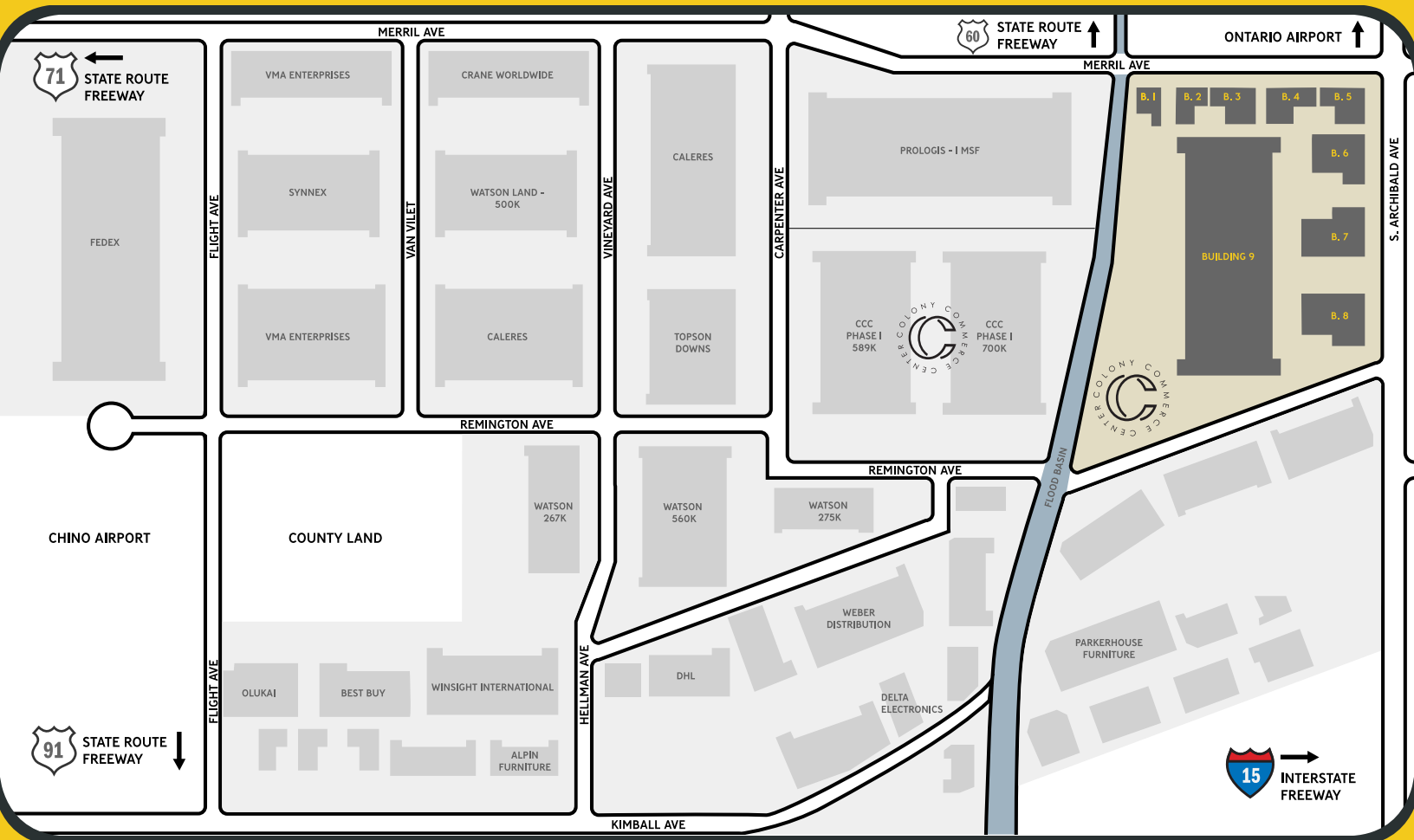
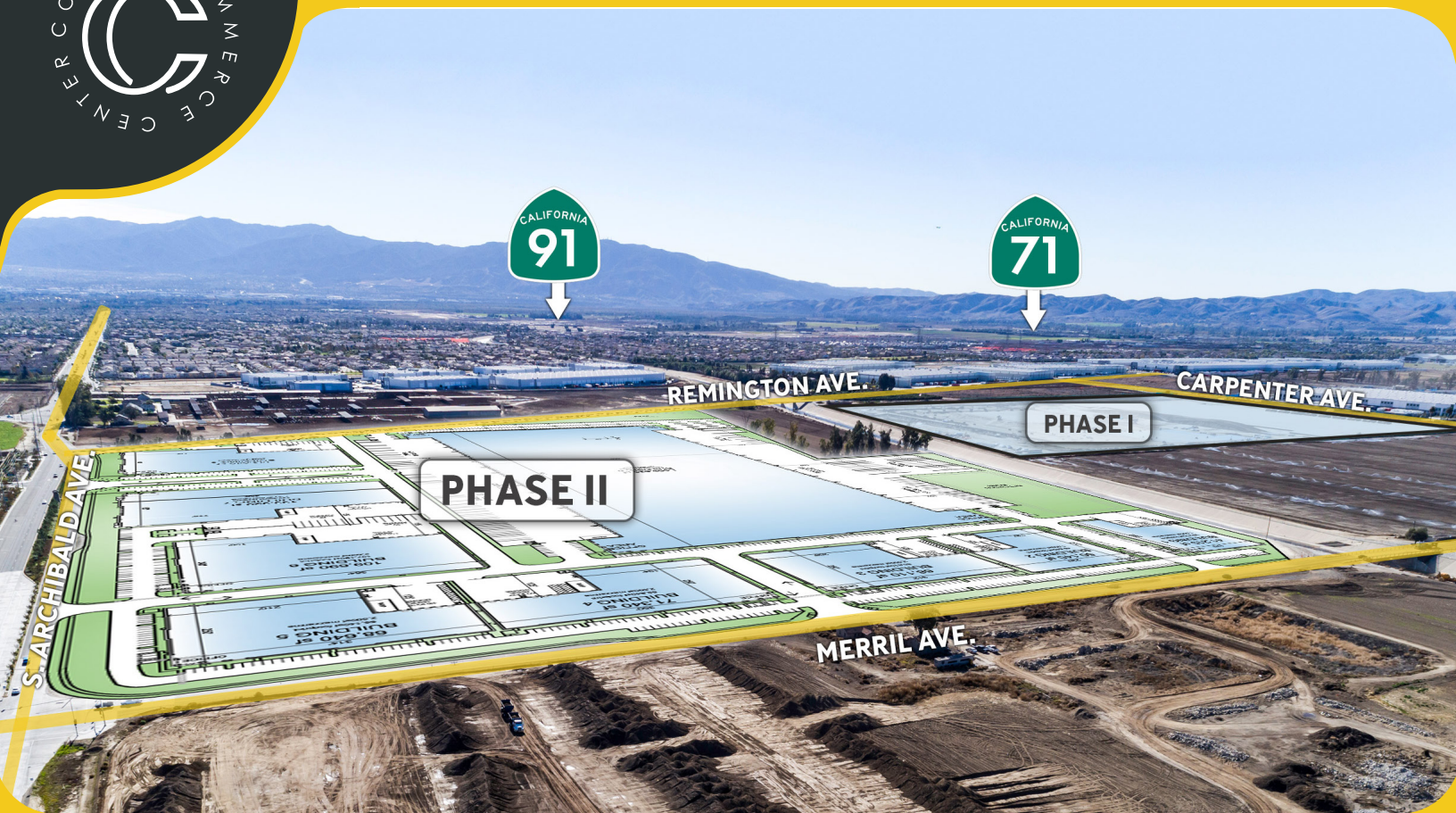




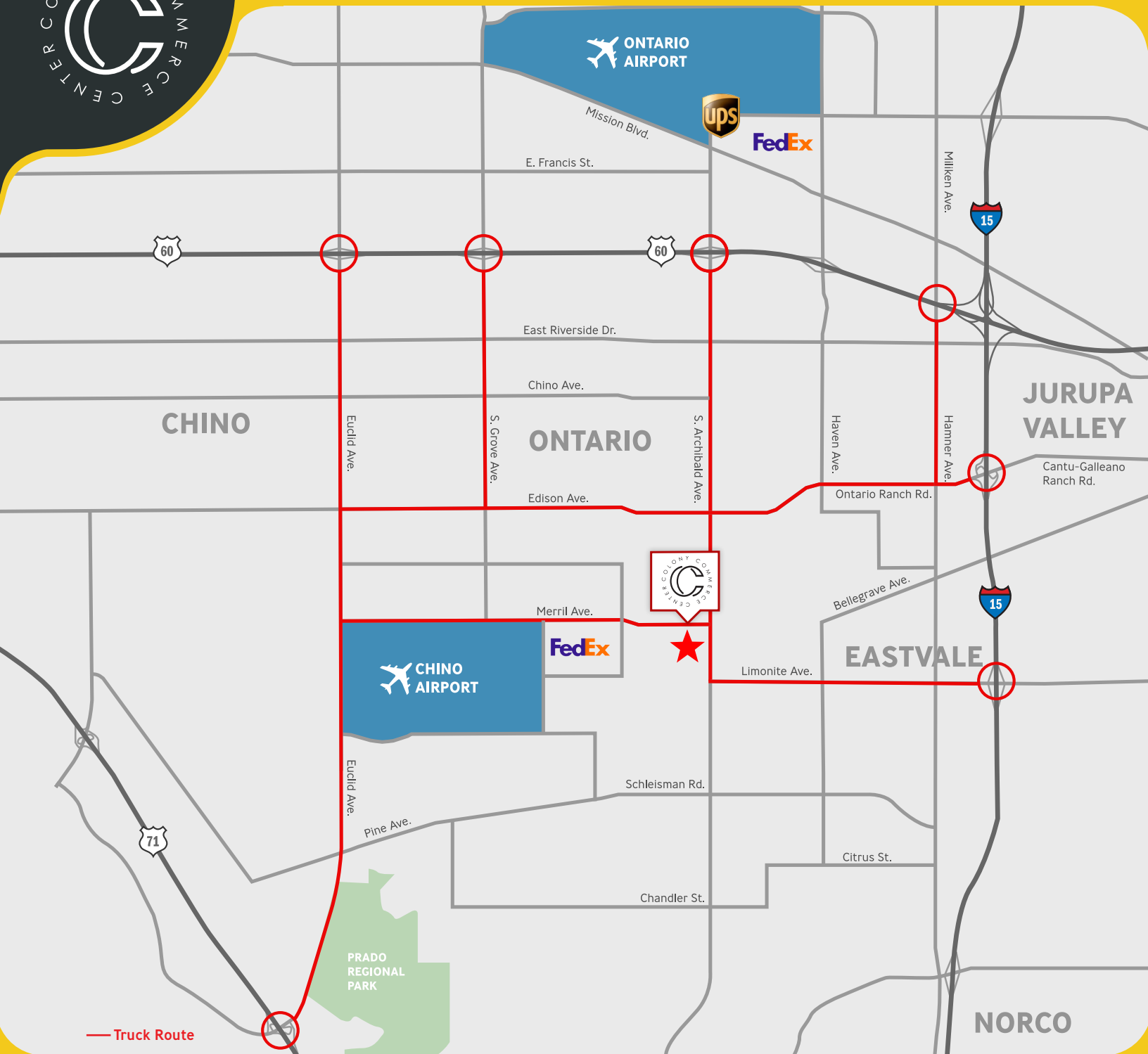
BUILDING SPECIFICATIONS

- **71,340 SF** Total Rentable Area
- **3.41** Acres
- **±5,225 SF** High-Finish Office Space
- **48.1%** Site Coverage
- **30'** Clear Height
- **125'** Truck Court Depths
- **7** Dock High Doors
- **1** Ground Level Doors
- **53** 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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