

# FOR LEASE

**AGUA MANSA COMMERCE CENTER - 2163 S. RIVERSIDE AVENUE, COLTON**  
447,190 SQUARE FEET AVAILABLE (DIVISIBLE TO 260,400 SQUARE FEET)  
CROSSDOCK



## Building Highlights

### LOCATION

- Corporate neighbors include: Home Depot, FEDEX
- Immediate access to 10, 215 and 60 freeways
- City of Colton low cost power
- Located within the Long Beach Foreign Trade Zone

### FACILITY

- 260,400 sf crossdock facility (Expandable to 447,190 SF)
- ± 1,600 SF Office Space
- 36' clear height (minimum 6" inside first column)
- 56' x 60' column spacing (varies)
- 50 (9' x 10') dock high doors, 2 (12' x 14') drive-in doors (via ramp)
- 203 Auto Stalls, 100 Trailer Stalls (to be determined by leased square footage)
- ESFR sprinkler system
- 185' secured concrete truck courts
- Power to Suit (4,000 amp, 277/480 V) (possible)
- LEED® Certified



Owned by:



**BLACK CREEK® GROUP**

Leased by:



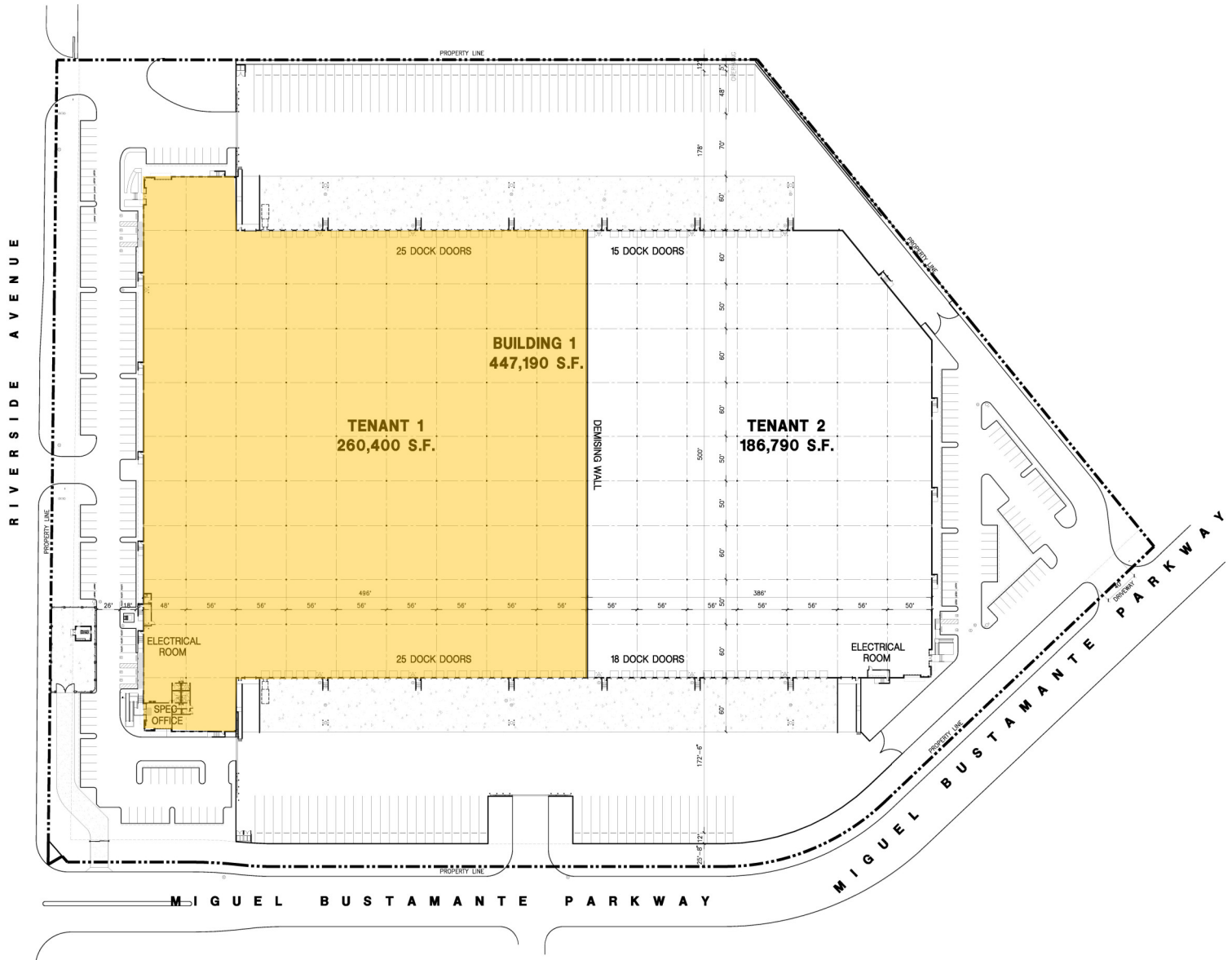
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