

FOR LEASE

AGUA MANSA COMMERCE CENTER - 2163 S. RIVERSIDE AVENUE, COLTON

447,190 SQUARE FEET AVAILABLE

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

- 447,190 sf crossdock facility
- ± 1,600 SF Office Space
- 36' clear height (minimum 6" inside first column)
- 56' x 60' column spacing (varies)
- 83 (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



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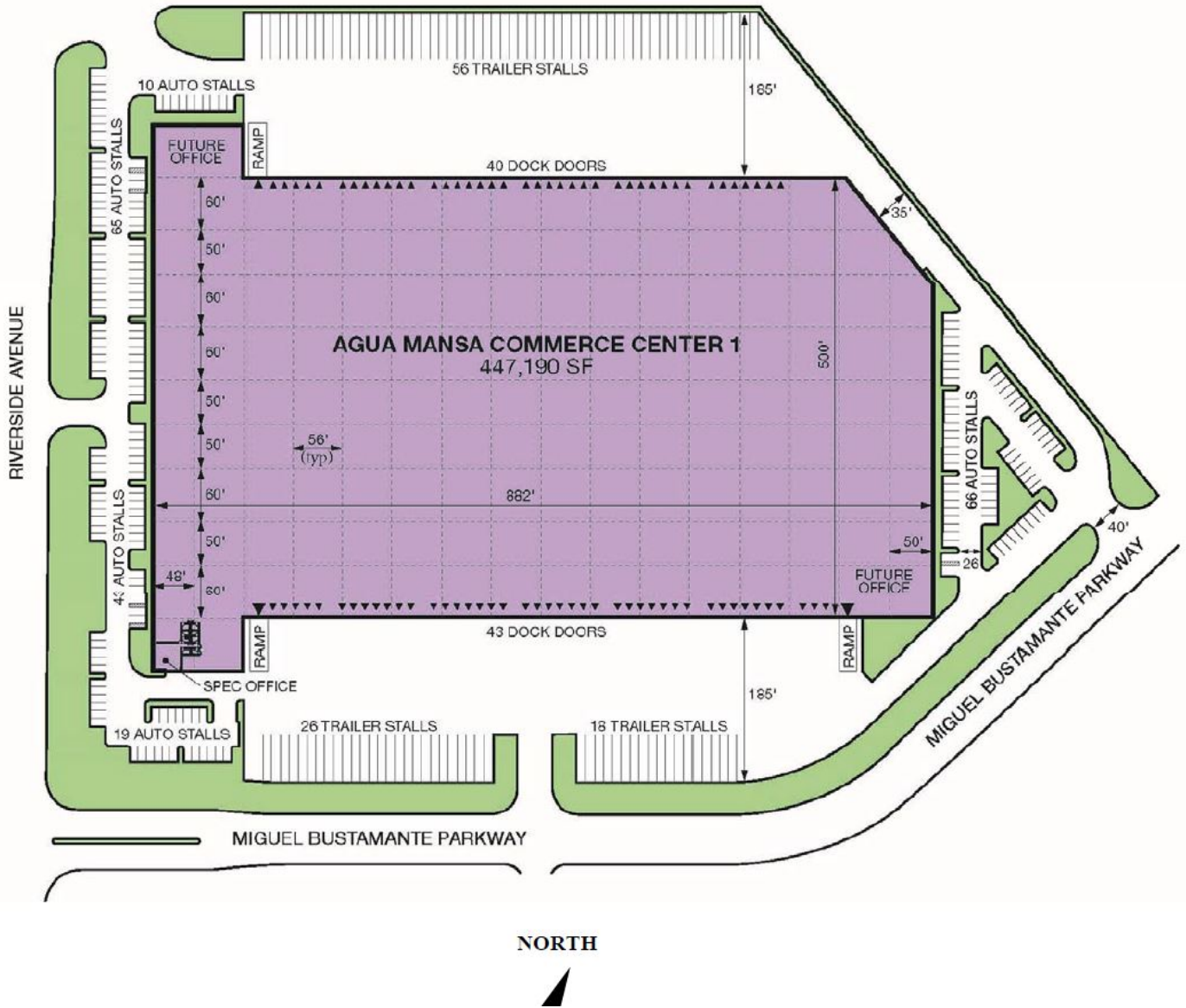


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