

**AVAILABLE ±439,173 SF INDUSTRIAL BUILDING CAMPUS ON ±25.43 ACRES  
FREEWAY VISIBLE**

# 1601 & 1801 COOLEY DRIVE

COLTON | CA 92324

## FOR LEASE

**Two (2)  
Buildings**

**10 & 215 FWYS  
CLOSE PROXIMITY**

**±25.43 ACRES  
LOT SIZE**

### PROPERTY HIGHLIGHTS

- 1601 Cooley Dr:  
±312,000 SF Building  
3,527 SF of Office Space
- 1801 Cooley Dr:  
±127,173 SF Building  
±3,850 SF Office Space
- ±25.43 Acre Parcel
- 79 Dock High Truck Doors
- 20 Grade Level Truck Doors
- 393 Vehicle Parking Spaces
- 24'-30' Clear Height
- 2% Skylights
- ESFR K-17 @ 52 PSI Fire Sprinklers
- T-5 Lighting
- Ample Trailer Parking
- Rail Service Potential

FOR MORE INFORMATION, CONTACT:

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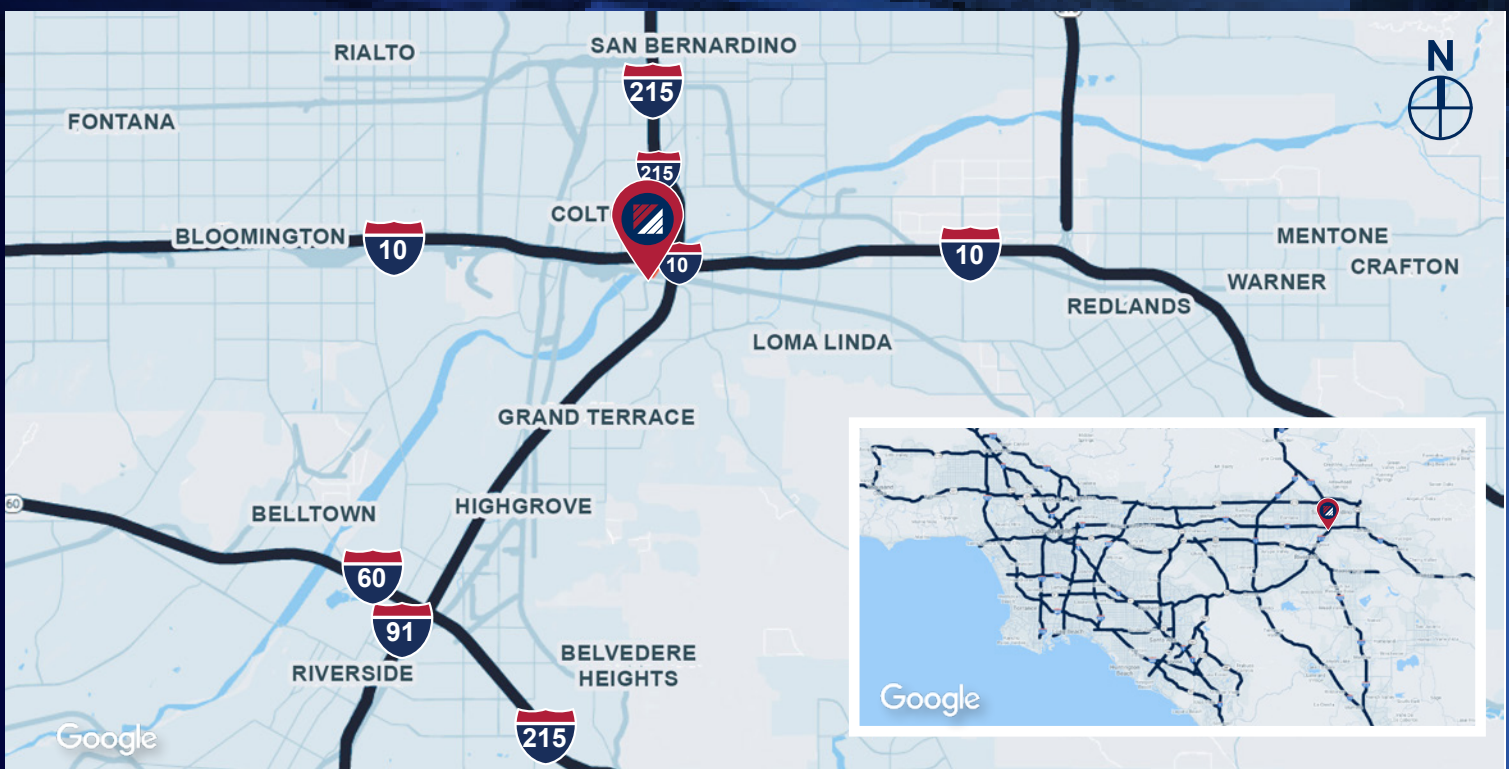
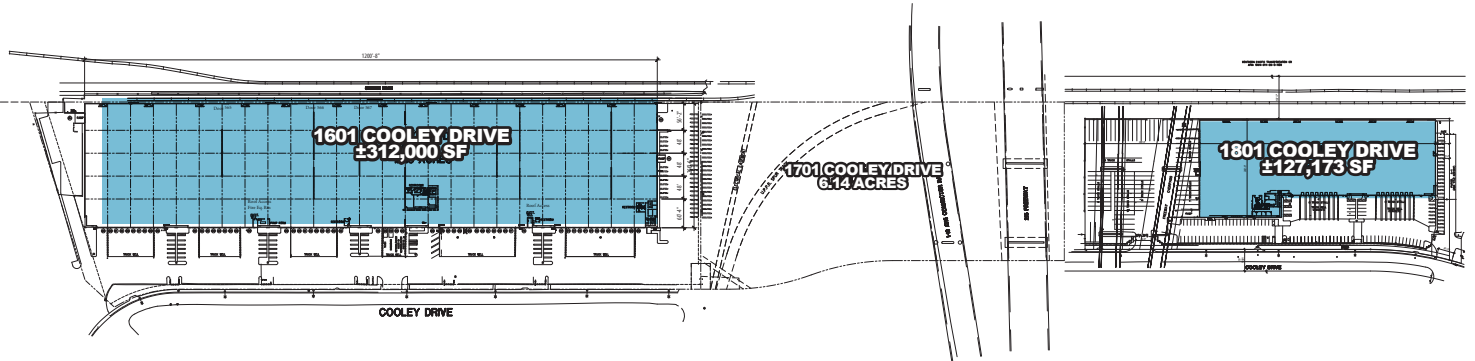


1601 / 1701 / 1801

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## SITE PLAN + LOCATION



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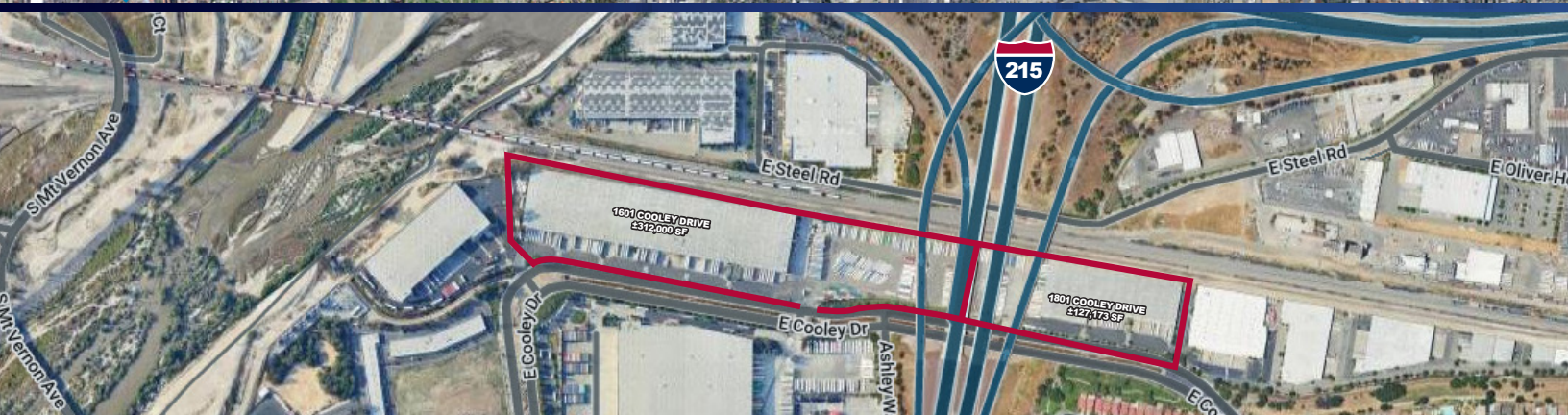


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## AMENITIES + AERIAL



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