



E Steel Rd

1601 COOLEY DRIVE
±312,000 SF

E Cooley Dr

E Cooley Dr

Ashley Way

Atc

AVAILABLE ±312,000 SF INDUSTRIAL BUILDING FREEWAY FRONTAGE

1601 COOLEY DRIVE

COLTON | CA 92324

FOR LEASE

FOR MORE INFORMATION, CONTACT:

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**±312,000 SF
BUILDING**

**10 & 215 FWYS
CLOSE PROXIMITY**

**±12.18 ACRES
LOT SIZE**

PROPERTY HIGHLIGHTS

- ±312,000 SF Building
- ±12.18 Acre Parcel
- 50 Dock High Truck Doors (9'x11')
- 14 Grade Level Truck Doors (12'x14')
- 262 Vehicle Parking Spaces
- 260'x1,200' Building Dimension
- 30' Clear Height
- 48'x48' Column Spacing
- 2% Skylights
- ESFR K-17 @ 52 PSI Fire Sprinklers
- 3,200 Amps, 277/480 V Power
- 3,527 SF of Office Space
- T-5 Lighting
- Ample Trailer Parking
- Rail Service Potential

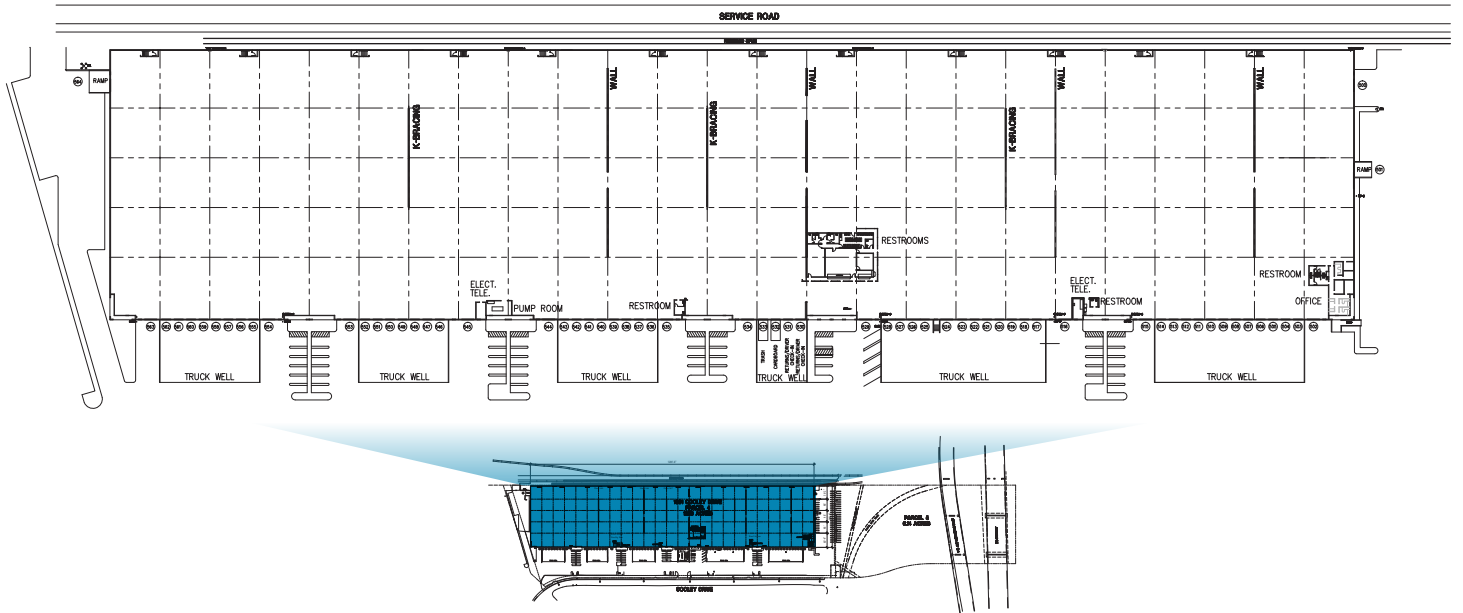
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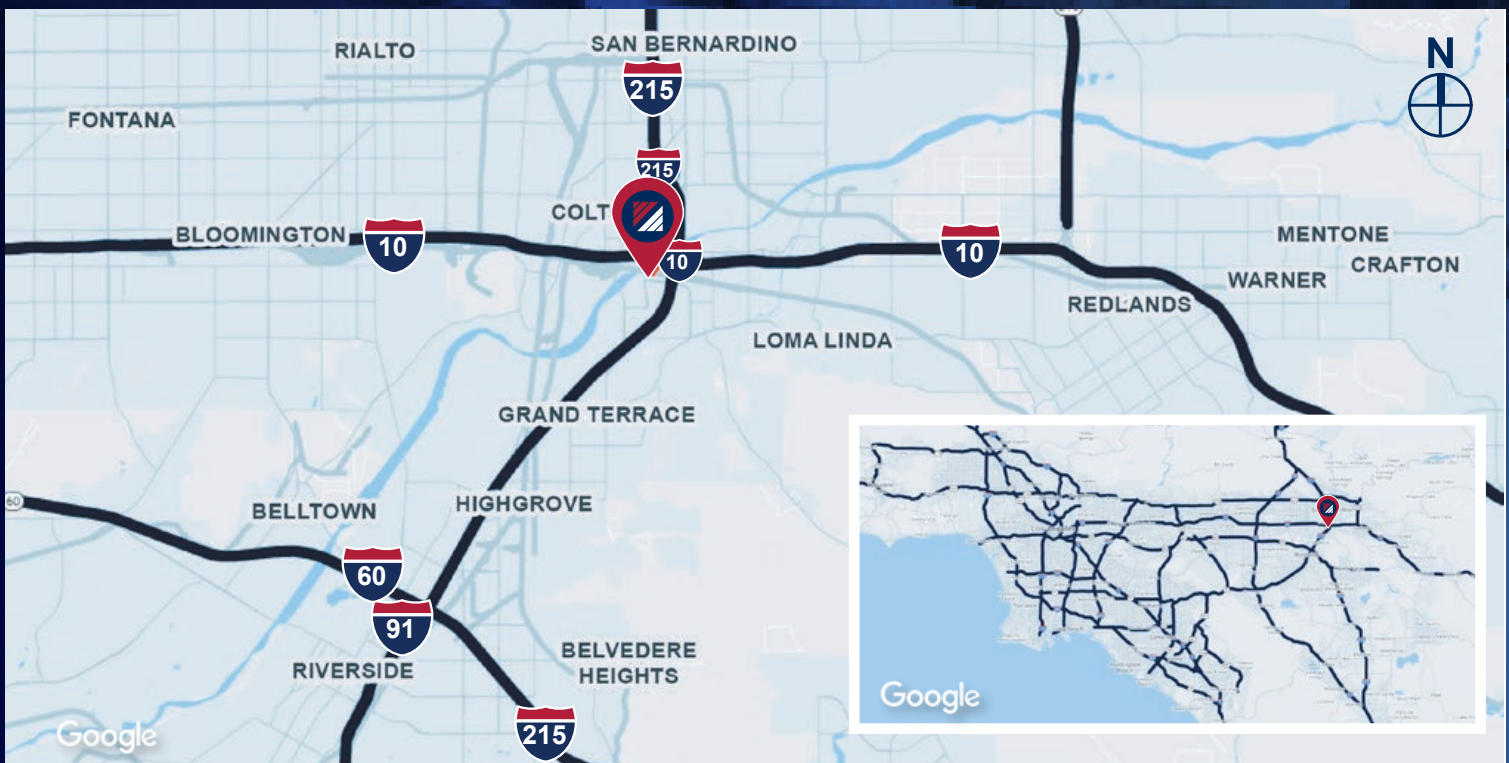
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SITE PLAN + LOCATION



1601 COOLEY DRIVE
SITE PLAN - PARCELS 4 AND 5



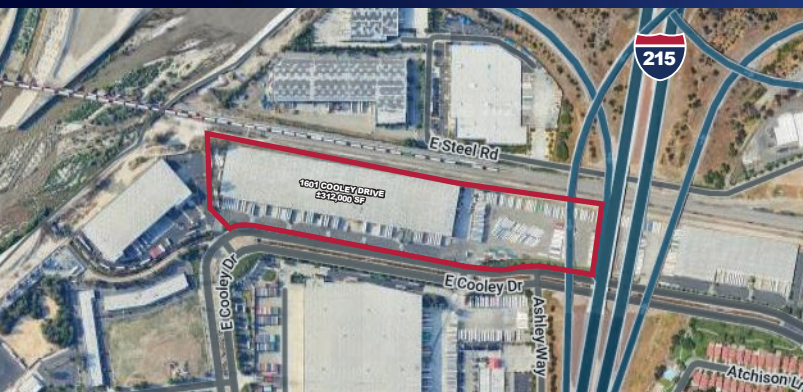
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AMENITIES + AERIAL



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DAUM
COMMERCIAL REAL ESTATE SERVICES

hodgdon
group