

**AVAILABLE ±127,173 SF INDUSTRIAL BUILDING
FREEWAY VISIBLE**

**1801
COOLEY
DRIVE**

COLTON | CA 92324

FOR LEASE

FOR MORE INFORMATION, CONTACT:

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**±127,173 SF
BUILDING**



**10 & 215 FWY
CLOSE PROXIMITY**



**±7.11 ACRES
LOT SIZE**

PROPERTY HIGHLIGHTS

- ±127,173 SF Building
- 29 Dock High Truck Doors (9'x11') 16 w/Load Levelers & 13 w/Edge of Dock Plates
- 6 Grade Level Truck Doors (12'x14')
- 131 Vehicle Parking Spaces
- 600'x 248' Building Dimension
- 24' Clear Height
- 48'x48' Column Spacing
- ESFR Sprinkler System
- 1,600 Amps, 277/480 V Power Supply
- ±3,850 SF Office Space
- Rail Service Potential
- Ample Trailer Yard - 51 Spaces

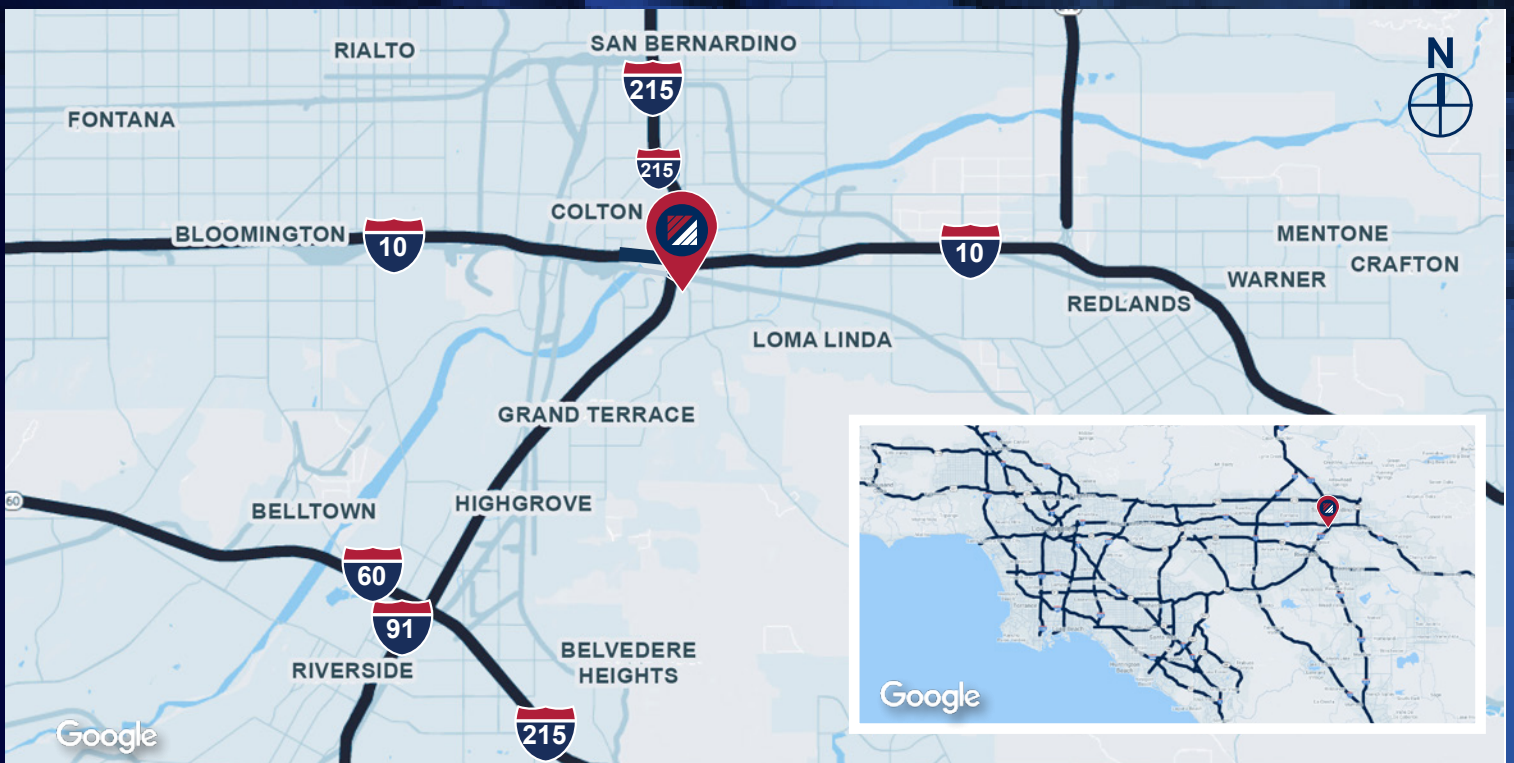
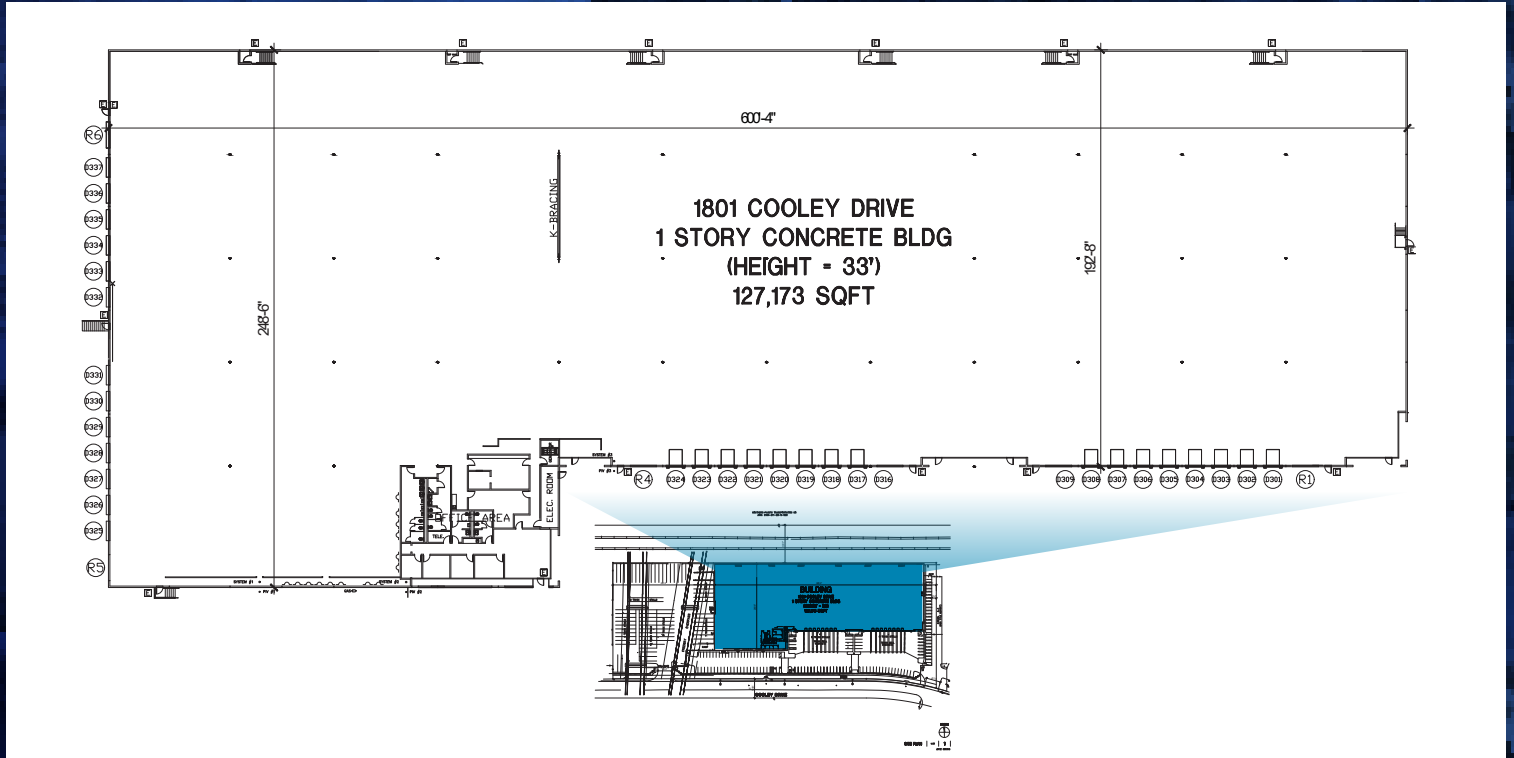
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SITE PLAN + LOCATION



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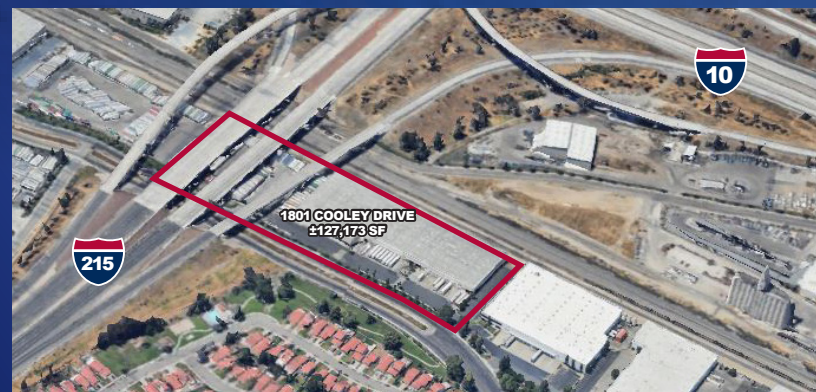
DAUM
COMMERCIAL REAL ESTATE SERVICES

hodgdon
group

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AMENITIES + AERIAL



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