

FOR SALE OR LEASE

19,777 SQUARE FEET

1420 EAST COOLEY DRIVE
COLTON, CALIFORNIA



SALE PRICE: \$2,000,000

LEASE RATE: \$1.15 MG

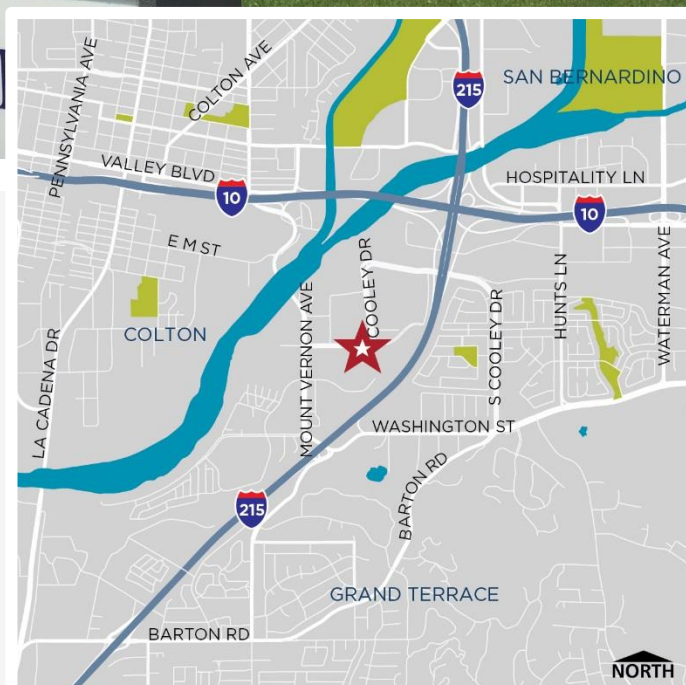
AVAILABILITIES

SUITE	RSF	DESCRIPTION
200*	2,803	8 offices, conference room, kitchen, lobby
202*	2,283	4 offices, work room, 21 in-place cubicles
206	1,926	5 offices, conference room, storage room

Suites 200 & 202 contiguous to 5,086 RSF



**CUSHMAN &
WAKEFIELD**



No warranty or representation, express or implied, is made as the accuracy of the information contained herein, and same is submitted subject to errors Omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



FOR SALE OR LEASE

1420 E Cooley Drive, Colton, California

PROPERTY HIGHLIGHTS:

- The property is available for lease and sale
- 4/1000 parking ratio
- Located at the intersection of the I-10 and I-215 freeways
- Serene and well-maintained environment
- Monument signage available
- Each suite is separately metered for electricity
- Elevator served to the second floor
- Surrounded by office product with immediate access to amenities and housing
- Nearby amenities include; Shopping center anchored by Walmart, Wendy's, El Pollo Loco, Starbuck's, Denny's, McDonald's, Subway, Del Taco, Bank of America Summit College and gas stations



For more information, please contact:

SEAN KERN

909.942.4691

sean.kern@cushwake.com

Lic. #01377294

RYAN RUSSELL

909.942.4697

ryan.russell@cushwake.com

Lic. #01505274



No warranty or representation, express or implied, is made as the accuracy of the information contained herein, and same is submitted subject to errors Omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

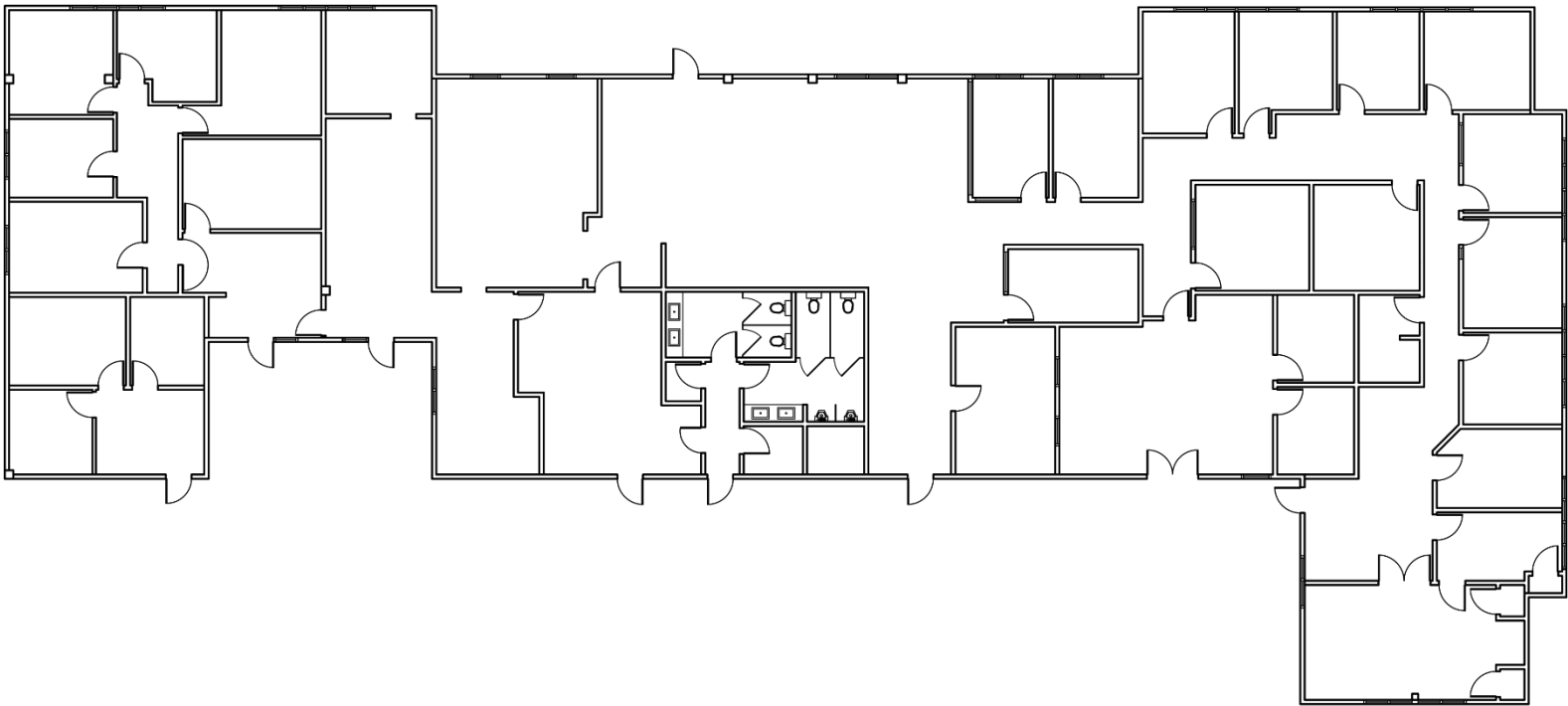
FOR SALE OR LEASE

1420 E Cooley Drive, Colton, California



FULLY LEASED

1st Floor



For more information, please contact:

SEAN KERN

909.942.4691

sean.kern@cushwake.com

Lic. #01377294

RYAN RUSSELL

909.942.4697

ryan.russell@cushwake.com

Lic. #01505274



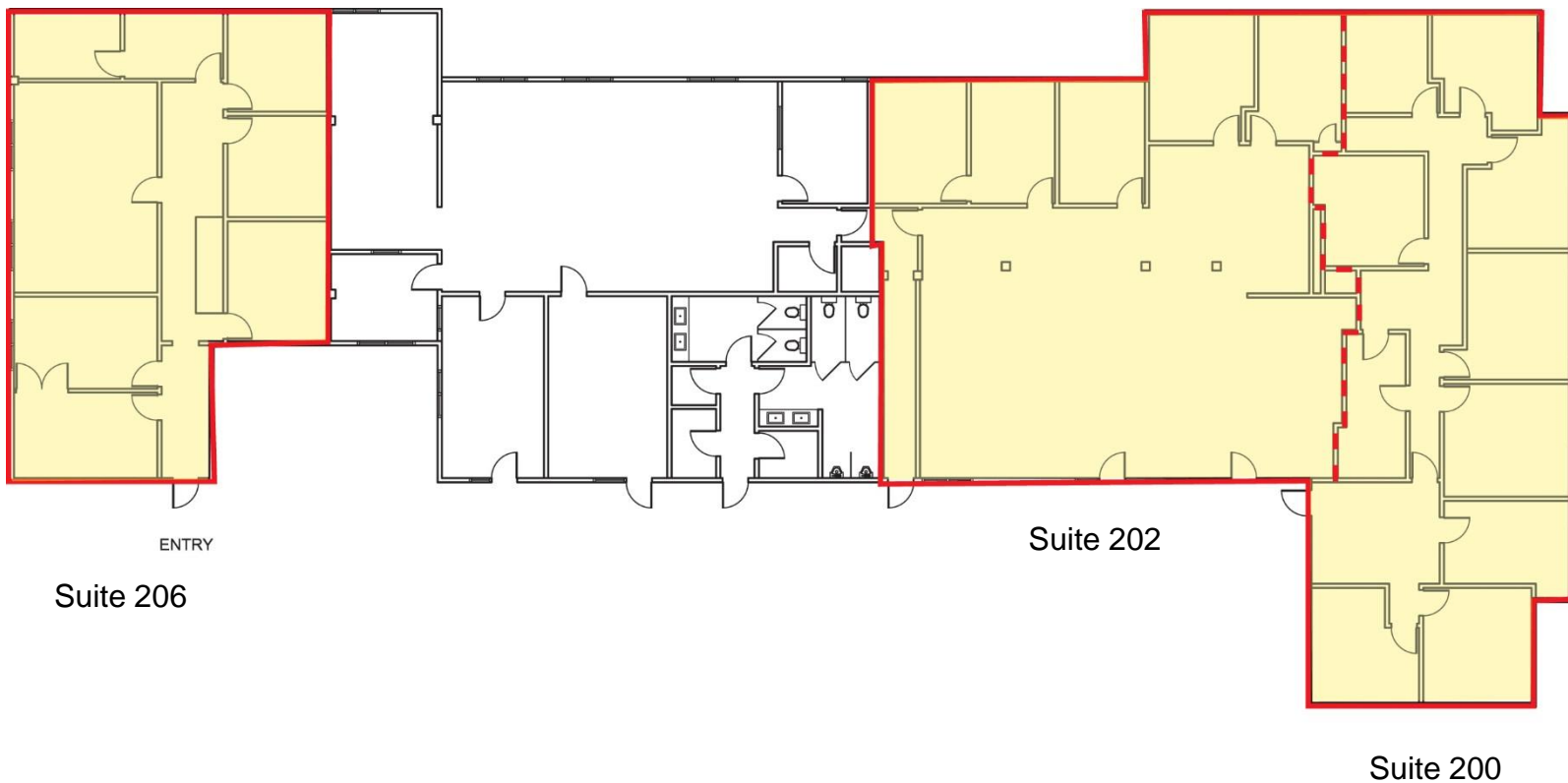
**CUSHMAN &
WAKEFIELD**



SUITE	RSF	DESCRIPTION
200	2,803	8 offices, conference room, kitchen, lobby
202	2,283	4 offices, work room, 21 in-place cubicles
206	1,926	5 offices, conference room, storage room

Suites 200 & 202 contiguous to 5,086 RSF

2nd Floor



For more information, please contact:

SEAN KERN

909.942.4691

sean.kern@cushwake.com

Lic. #01377294

RYAN RUSSELL

909.942.4697

ryan.russell@cushwake.com

Lic. #01505274



**CUSHMAN &
WAKEFIELD**