

# FOR SALE OR LEASE

# 19,777 SQUARE FEET

## 1420 EAST COOLEY DRIVE COLTON, CALIFORNIA



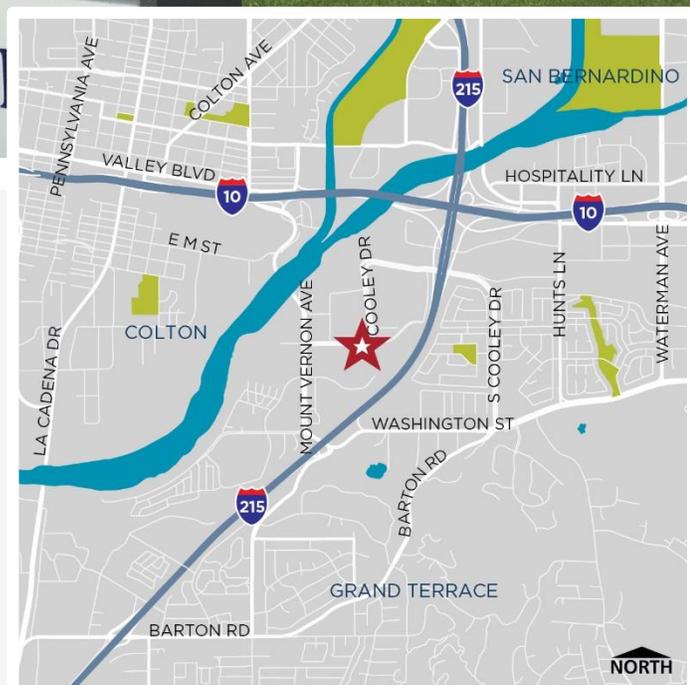
**SALE PRICE: \$2,000,000**

**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**



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**

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Lic. #01377294

**RYAN RUSSELL**

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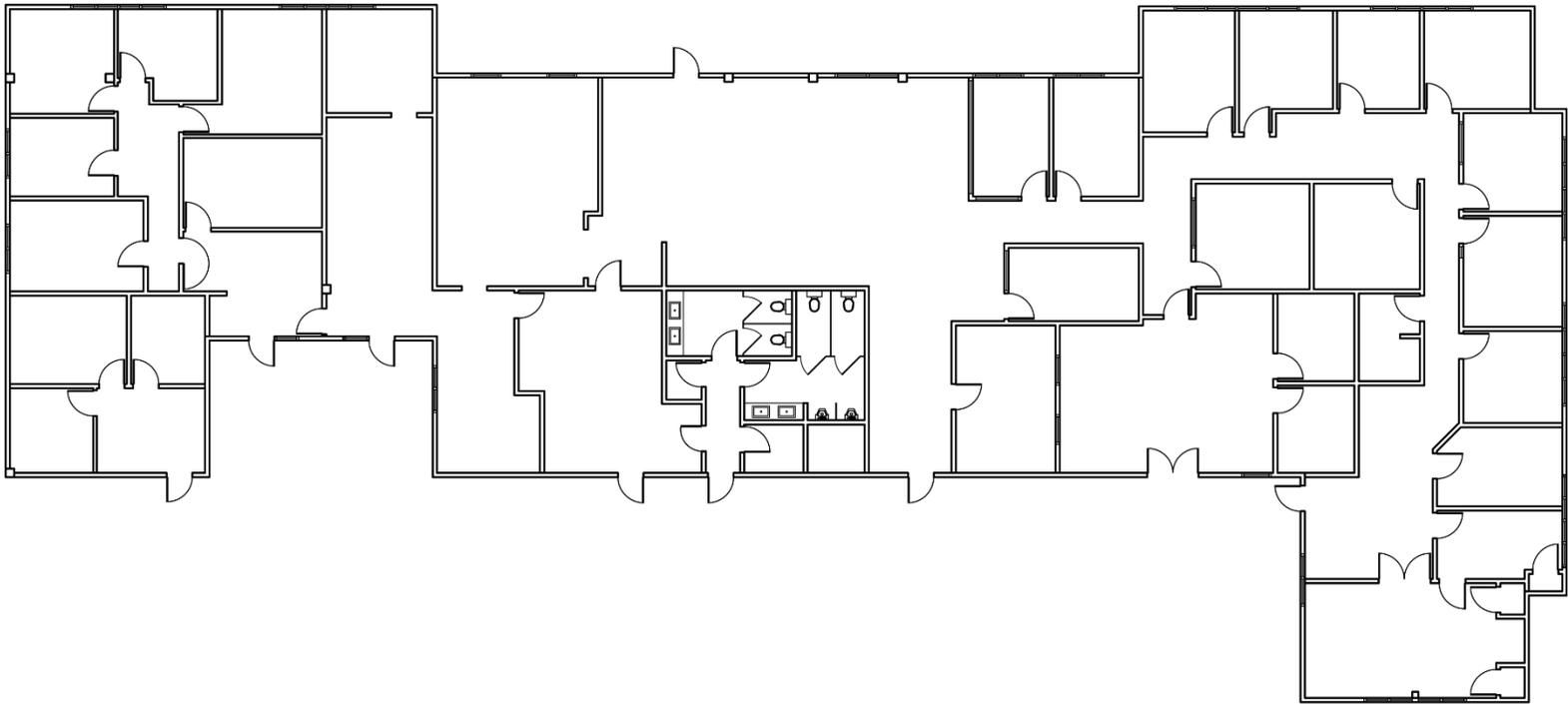


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## FULLY LEASED

### 1st Floor



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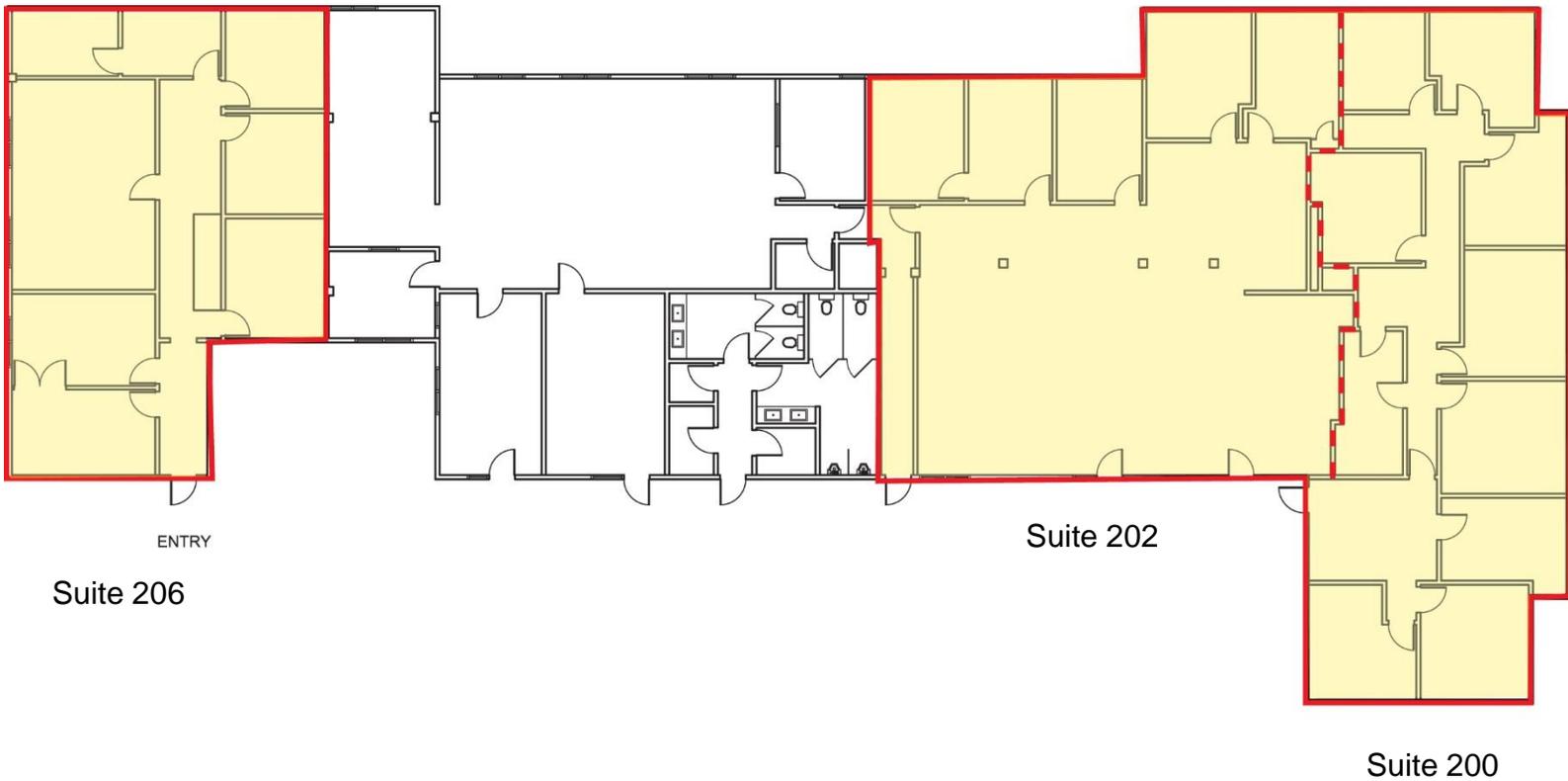
**CUSHMAN &  
WAKEFIELD**



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

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2nd Floor



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