

280 DE BERRY STREET

COLTON, CA 92324



FOR LEASE | ±125,801 SQ. FT. INDUSTRIAL FACILITY



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125,801 SF Industrial Building on 9.29 acres



5,200 Amp, 480/277 Volt, 3-Phase Electrical



New Roof & Exterior Paint



30' Clear Height



30% Site Coverage



L-Dock Loading Configuration



New/Refurbished Two-Story Offices



49 Dock High Doors (9'x10')



2 Grade Level Doors (12'x14')



Fenced & Secured Yard Area w/ Guard Shack



21 Trailer Stalls (+70 Additional Stalls Possible)



ESFR Sprinklers being installed



60 Auto Parking Spaces



Proximity to I-215, I-10, SR-60 and SR-91 Freeways



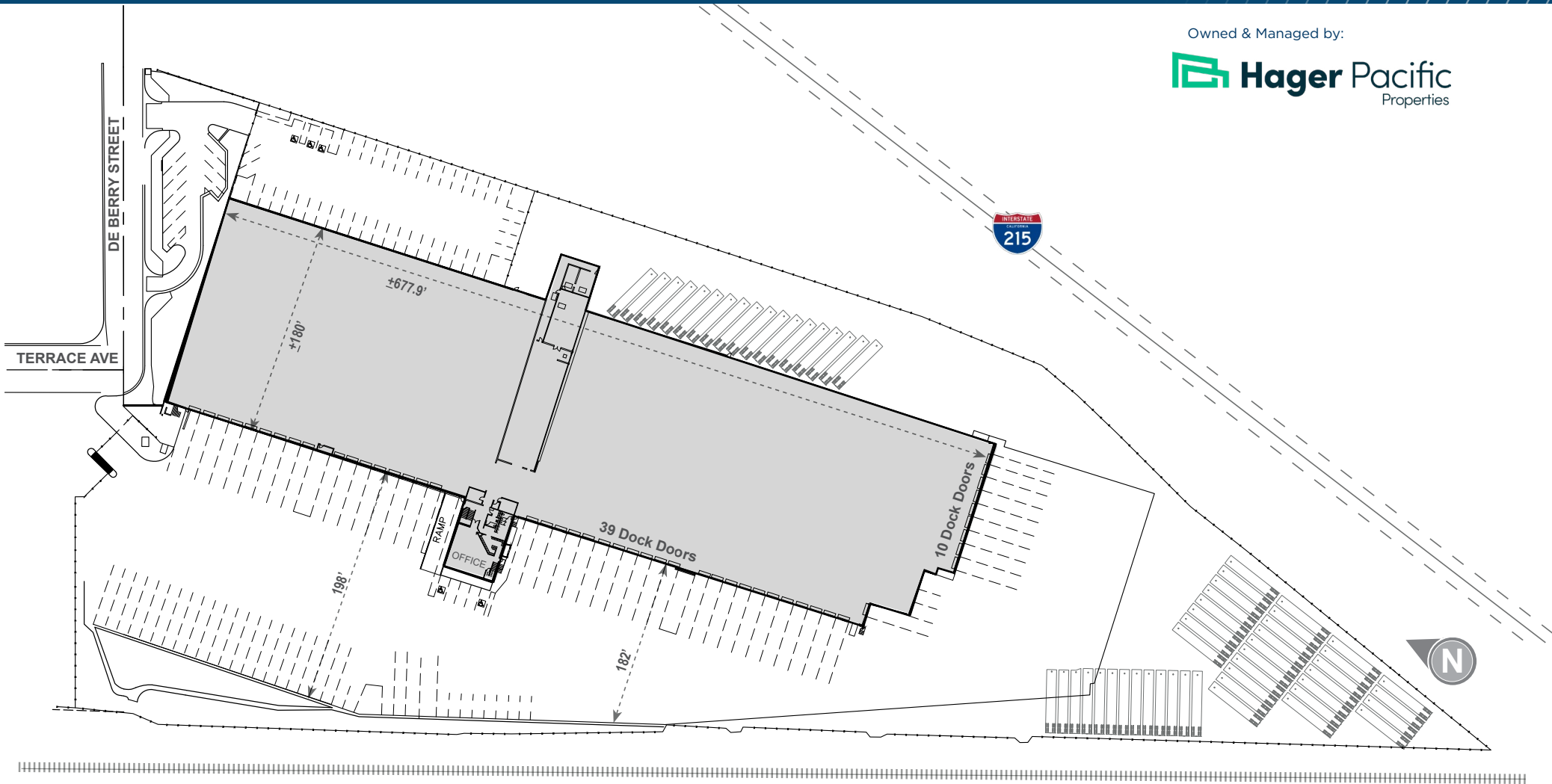
Excellent Access to I-215 Freeway via Barton Road On/Off Ramp

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Owned & Managed by:



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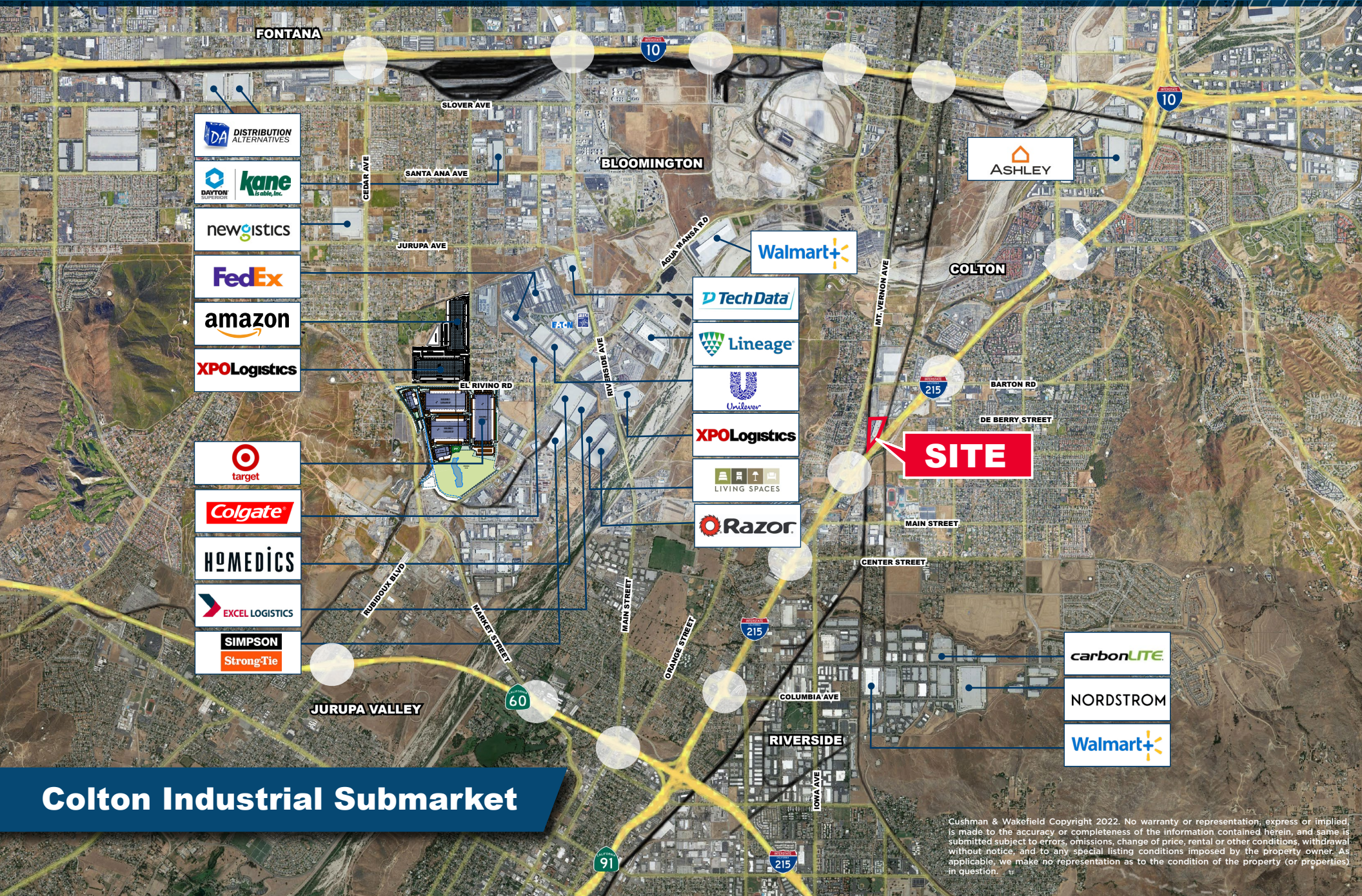
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CORPORATE NEIGHBORS



- DISTRIBUTION ALTERNATIVES
- DAYTON SUPERIOR
- kane
- newgistics
- FedEx
- amazon
- XPOLogistics
- target
- Colgate
- HOMEDICS
- EXCEL LOGISTICS
- SIMPSON
- Strong-Tie

- Walmart+
- TechData
- Lineage
- Unilever
- XPOLogistics
- LIVING SPACES
- Razor

- ASHLEY

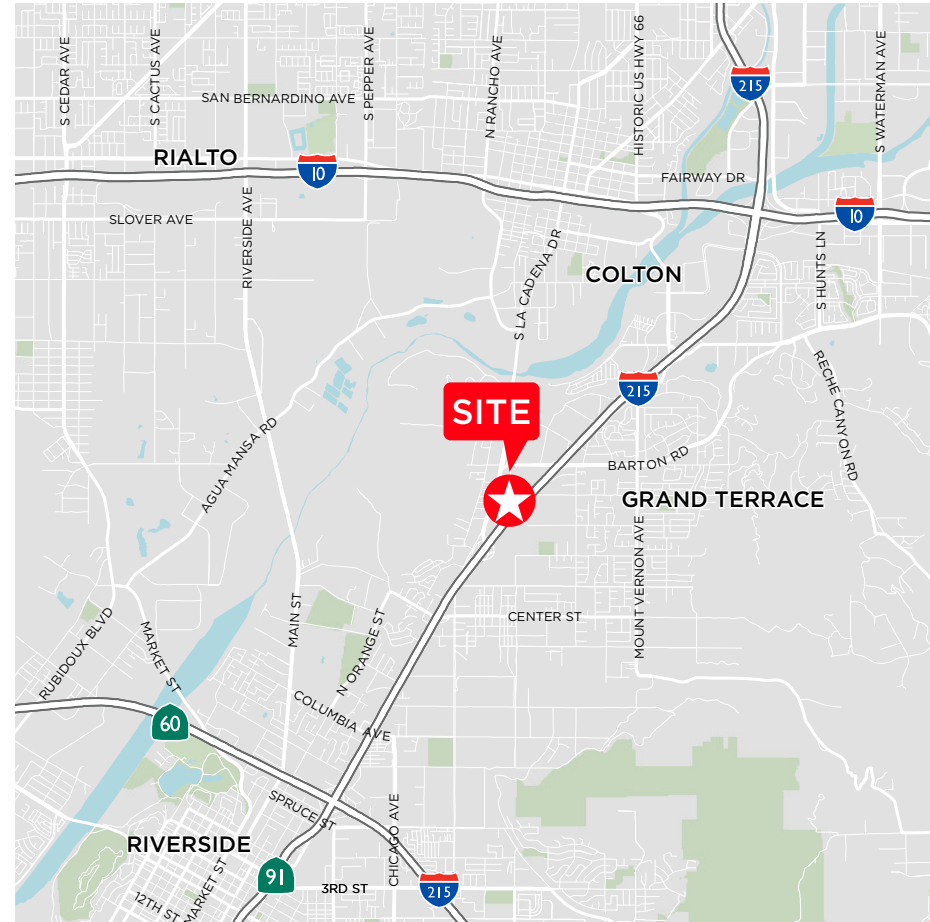
- carbonLITE
- NORDSTROM
- Walmart+

Colton Industrial Submarket

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