



COLTON

COMMERCE CENTER

Strategically Located 500 Feet From The I-10 Interchange



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



Click to view property
marketing video



FOR SALE & LEASE

One Remaining of a Four-Building Development | 45,965 SF
With Above Market Standard Dock Doors & Private Secured Parking



Property Highlights

	2245 W VALLEY BLVD BUILDING 1	2249 W VALLEY BLVD BUILDING 2	2251 W VALLEY BLVD BUILDING 3	2247 W VALLEY BLVD BUILDING 4
	Building SF	Building SF	Building SF	Building SF
	Office SF	Office SF	Office SF	Office SF
	Clear height	Clear height	Clear height	Clear height
	Dock high doors	Dock high doors	Dock high doors	Dock high doors
	Grade level doors	Grade level doors	Grade level doors	Grade level doors
	Power	Power	Power	Power
	Car parking	Car parking	Car parking	Car parking
	Sprinklers	Sprinklers	Sprinklers	Sprinklers
	±46,384	±49,874	±40,279	±45,965
	±4,000	±4,000	±4,000	±4,000
	±30'	±30'	±30'	±30'
	8	7	7	8
	1	1	1	1
	±1,200 AMPS	±1,200 AMPS	±1,200 AMPS	±1,200 AMPS
	±70	±75	±53	±60
	ESFR	ESFR	ESFR	ESFR

Colton's Premier Industrial Hub At I-10 and I-215 Nexus



FREEWAYS

I-10 Freeway	500 Feet
215 Freeway	4.3 Mi
I-15 Freeway	10.5 Mi
210 Freeway	11.3 Mi



AIRPORTS

Ontario Intl	13.2 Mi
San Bernardino Intl	9.6 Mi
John Wayne	50.9 Mi
LAX	69.6 Mi



INTERMODAL/PORTS

Union Pacific Intermodal Yard	2.2 Mi
BNSF Intermodal Yard	5.0 Mi
Port of Long Beach	74.4 Mi
Port of Los Angeles	75.9 Mi



NOTABLE TENANTS IN THE SUBMARKET

There has been a continued gravitation towards this area by a wide range of users across the e-commerce, consumer goods, food and beverage, apparel, and automotive industries.

Amazon occupies eight different industrial assets within a 20-mile radius of the Project that collectively total more than 6.45M SF.

Target operates two distribution centers about 6-miles north of the Project that respectively measure 1.6M and 1.5M SF.

Other noteworthy tenants nearby include:

1,197,051 SF
Under Armour

434,555 SF
Monster

758,940 SF
Kellogg's

739,736 SF
Staples

796,841 SF
Living Spaces

384,097 SF
FedEx

Site Plan



Number of buildings
1



Building sizes
45,965 SF



Clear height
30'



Dock doors
8



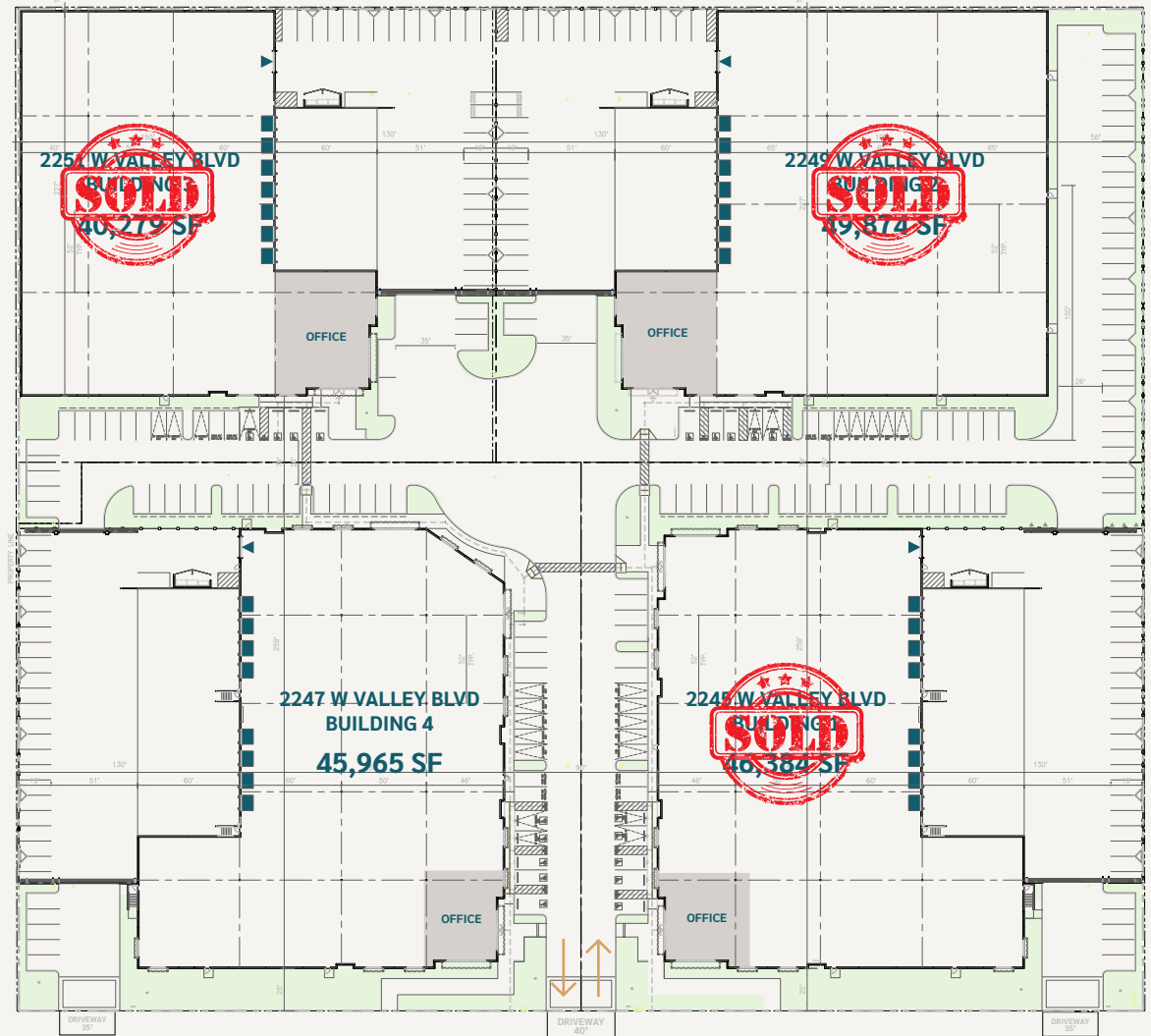
Office SF
±4,000 SF



Power
±1,200 AMPS



Fire sprinkler protection
ESFR



Dock doors

Grade level doors

Potential office



2247 W Valley Blvd

Building 4

Floor Plan



Building size
±45,965 SF



Clear height
30'



Dock doors
8



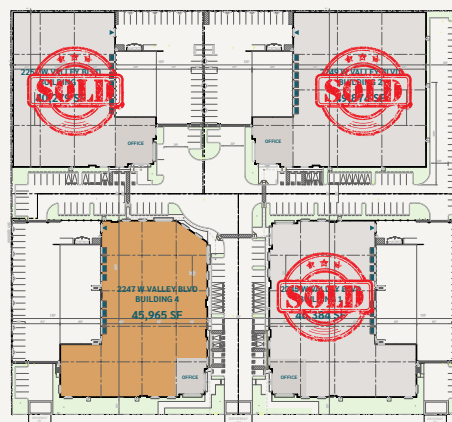
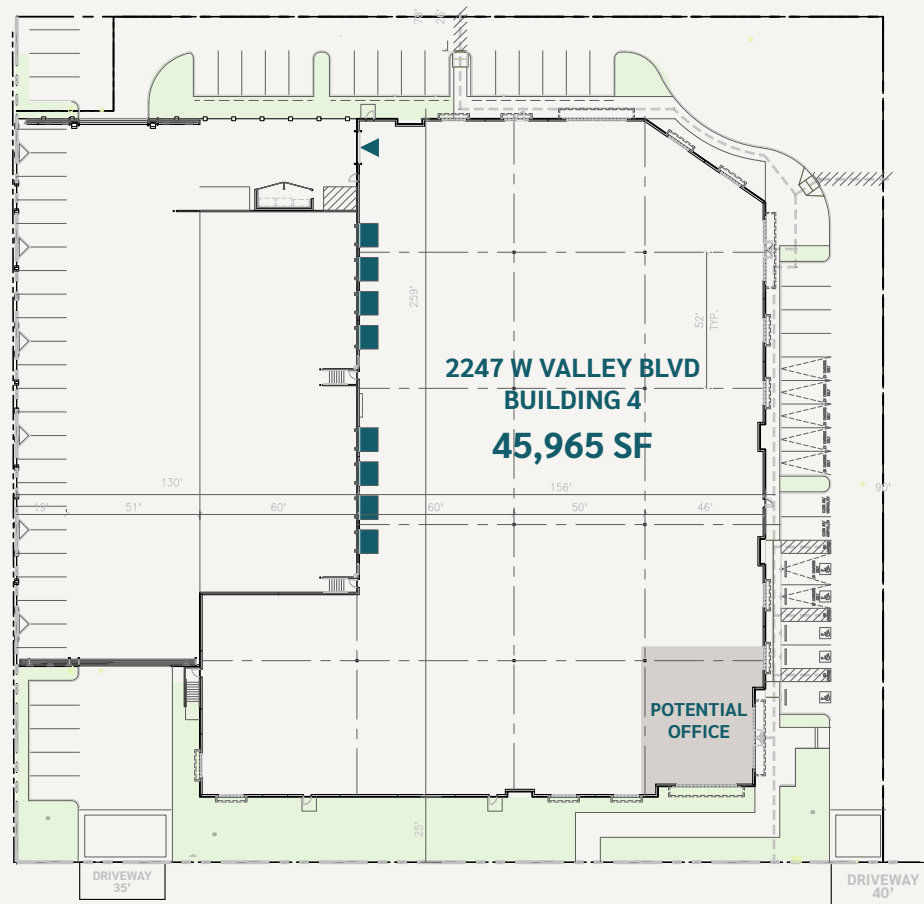
Office SF
±4,000 SF



Power
±1,200 AMPS



Fire sprinkler protection
ESFR



-  Dock doors
-  Grade level doors
-  Potential office





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