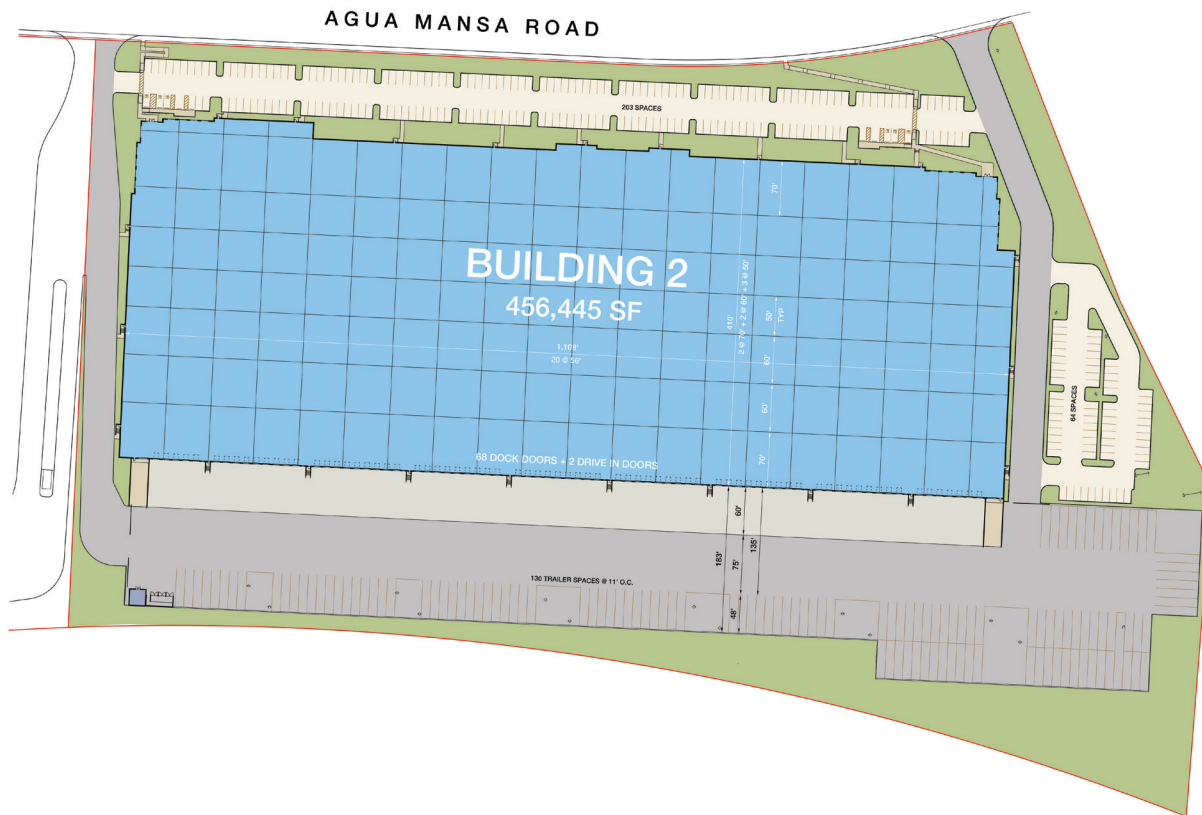




AGUA MANSA LOGISTICS CENTER

up to 456,445 SF

Agua Mansa Road, Colton, California



Agua Mansa Logistics Center is a 24 acre site featuring a best in class 456,445 square foot distribution facility with 42' clear height. Located within close proximity/access to three major Interstates and the nation's busiest port system. Immediate proximity to San Bernardino Airport.



PARK FEATURES

- Quick access to the I-10, I-15 and I-215
- Three airports located within 20 miles
- Close to amenities
- Located in high profile area
- Affordable housing in region
- No assessment bond encumbrances
- Neighbors include Walmart, XPO Logistics, Living Spaces, Amazon, FedEx, Cooper Lighting, Razor USA, Lineage Logistics

BUILDING FEATURES

- 7" Ductilcrete floors
- 100% secure truck yards with gated entrances
- Class "A", 4-ply built-up roof system
- LED site lighting with 0.5 footcandle minimum and 1.0 footcandle average

Up to
456,445 available
square
feet

BUILDING SIZE: up to 456,445 SF

SITE AREA: 24 acres

OFFICE AREA: Build-to-suit

New Construction Now Pre-Leasing Modern Bulk Warehouse

CLEAR HEIGHT:	42'
DIMENSIONS:	410' x 1108'
AUTO PARKING:	271 spaces
TRAILER PARKING:	123 stalls
DOCKS:	79 (9' x 10')
DRIVE-IN DOORS:	2 (12' x 15')
ELECTRICAL:	4,000 amps (UGPS)
TRUCK COURT:	135'
FLOOR SLAB:	7" Ductilcrete
FIRE SPRINKLER:	ESFR





NOTABLE LOCATIONS

- San Bernardino.....7 miles
- Ontario20 miles
- Anaheim43 miles
- Downtown Los Angeles55 miles
- Ports of L.A. & Long Beach....70 miles

INTERSTATE

- I-101.5 miles
- I-2155 miles
- I-1513 miles
- I-544 miles
- I-40547 miles

AIR

- San Bernardino Int'l Airport ...10 miles
- Ontario Int'l Airport.....16 miles
- Chino Airport25 miles
- LAX.....72 miles

For more information, or to set up a tour, please contact:



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