

**BUILD TO SUIT OPPORTUNITY  
FULLY ENTITLED**

**±170,152 SF | FOR SALE OR LEASE**

**21801 BARTON RD**  
GRAND TERRACE, CA



**Hines**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 21801 BARTON RD

## GRAND TERRACE, CA

### PROPERTY FEATURES



170,152 SF Industrial Building



±36' Clear Height



Parking Ratio:  
1.43/1,000 SF



Office Space: To Suit



ESFR Sprinklers



Amps: To Suit



Site Acreage: 9.01



18 Dock High Doors



235' Truck Court



43% Site Coverage



2 Ground Level Doors



Proximity to I-215, I-10,  
SR-60 Fwys



Fenced & Secured Yard



52' x 60' Typical  
Column Spacing



Excellent Access to  
I-215 Fwy via Barton Rd  
On/Off Ramps

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## FREEWAY PROXIMITY



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## NEARBY DEVELOPMENTS



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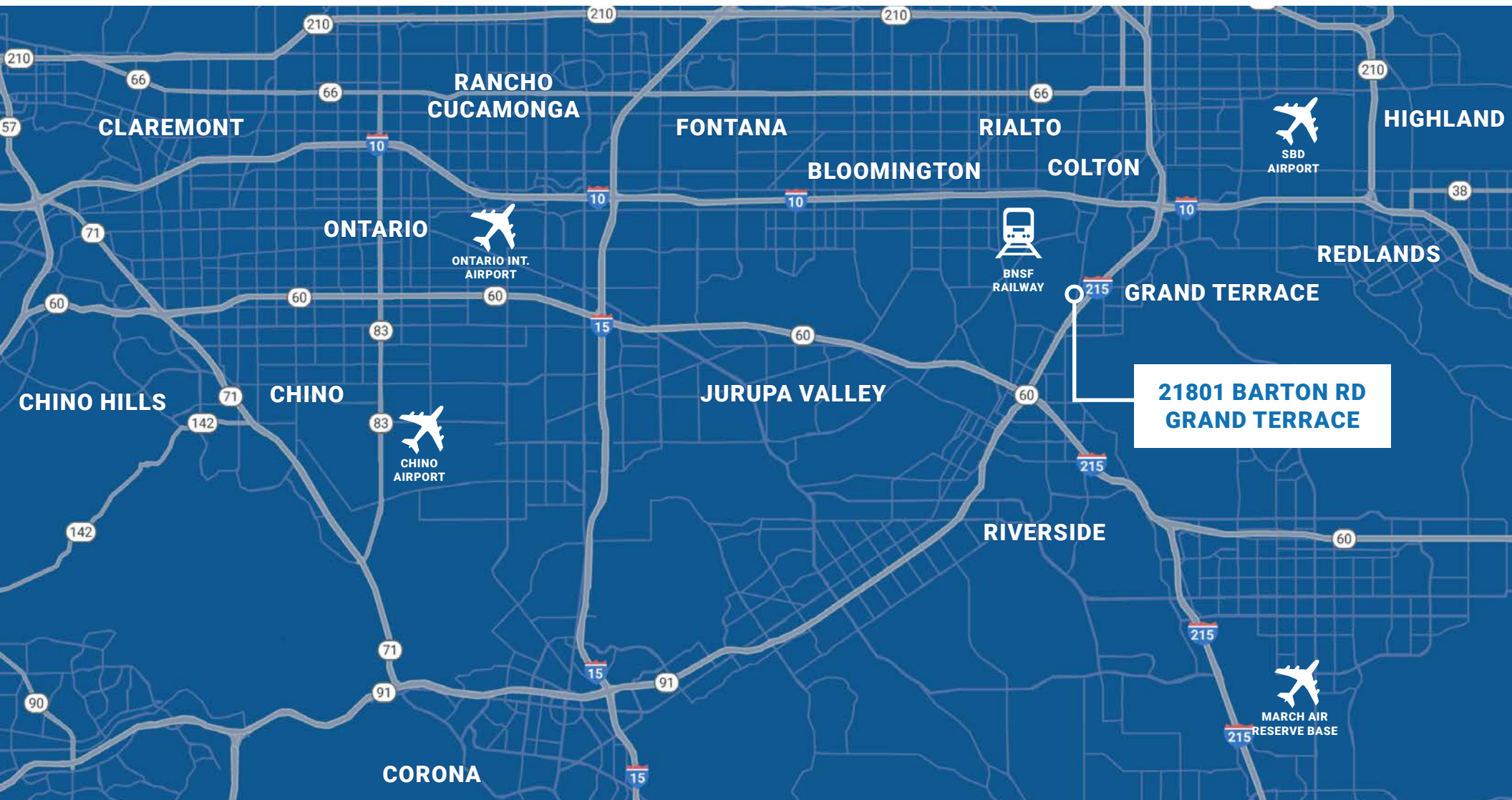
## SITE PLAN



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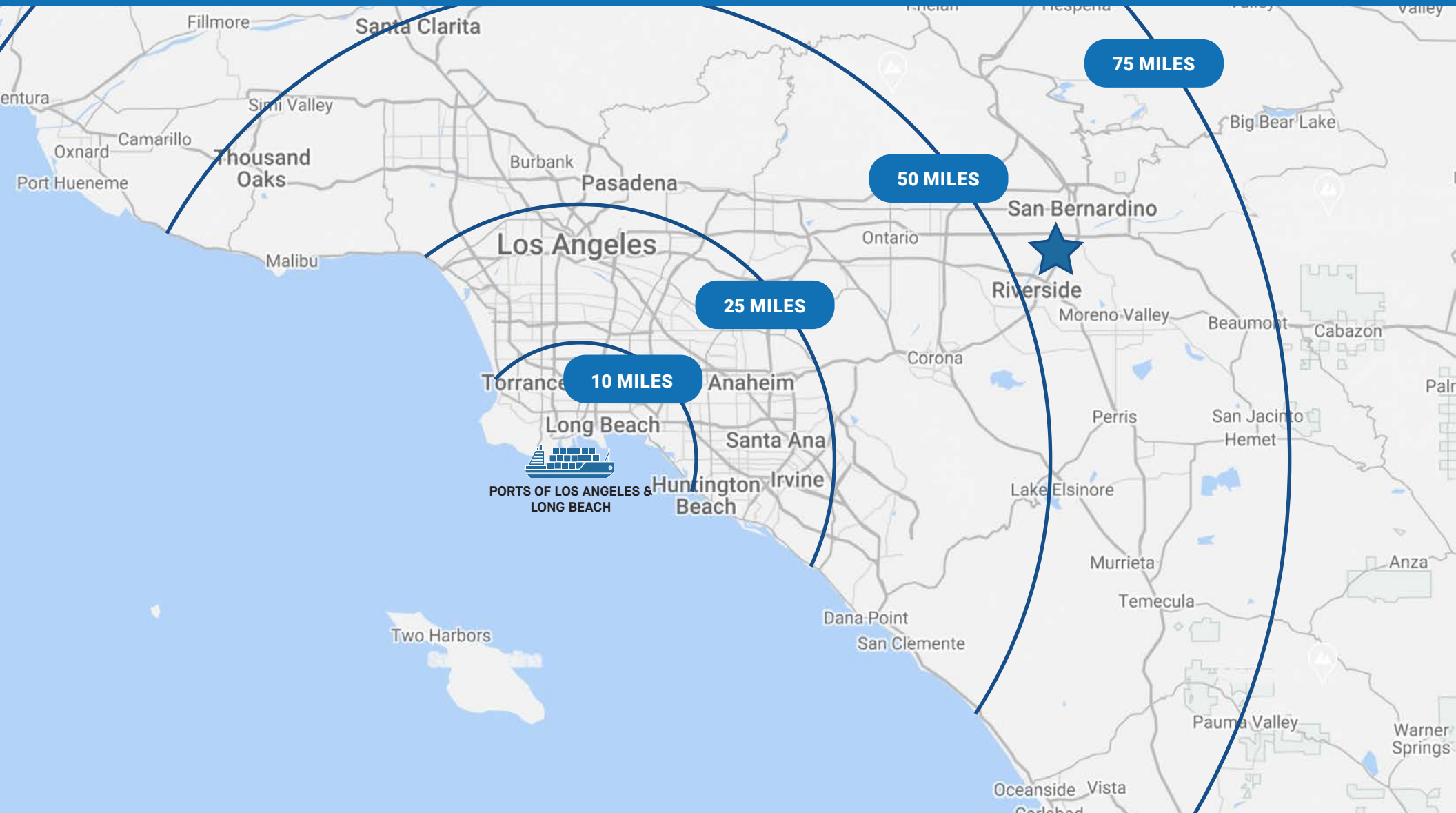
## SITE LOCATER MAP



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## PORT PROXIMITY



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*For More Information, Contact:*

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