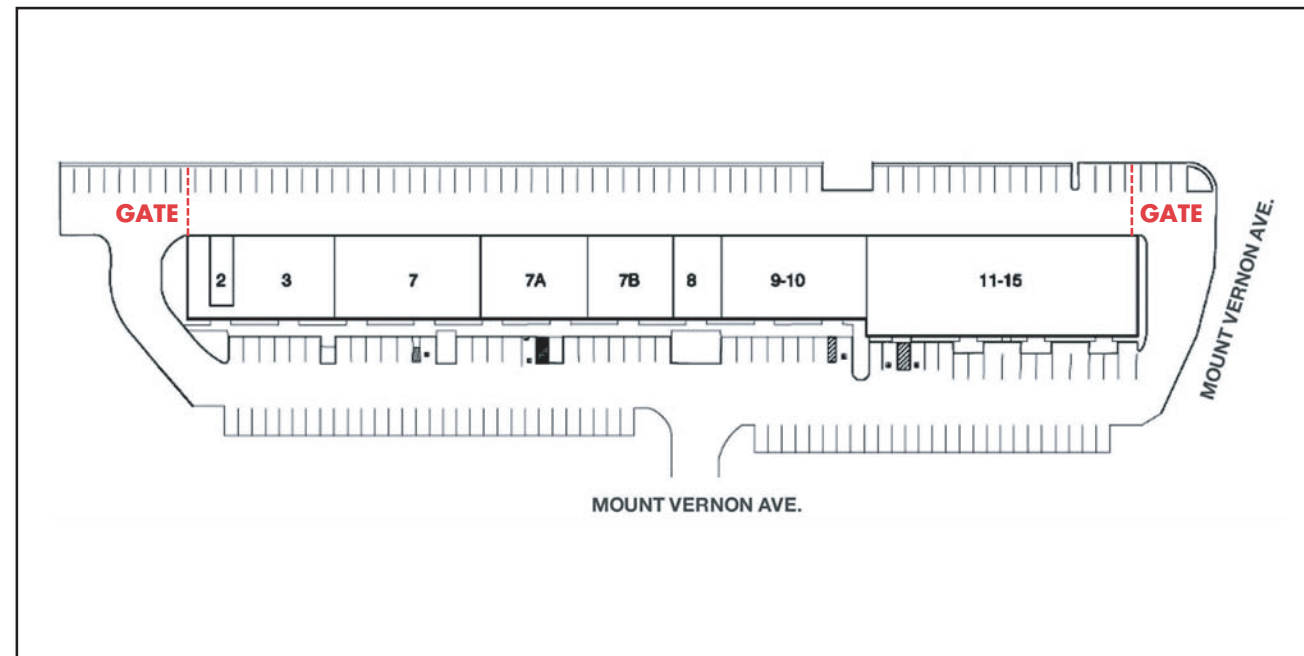


SITE PLAN



LOCAL LEASING OFFICE

1220 E. Washington Street, Suite A6
 Colton, CA 92324
 909.783.2500

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



MAP



MT. VERNON COMMERCE CENTER

851 SOUTH MT. VERNON AVENUE, COLTON, CA 92324

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY HIGHLIGHTS

The Mt. Vernon Commerce Center is a 29,600 sq. ft. single-story commercial building located in the Cooley Ranch commercial district. It features excellent street visibility and flexible zoning, allowing for a wide variety of tenants.

- Tenant improvements available
- Flexible floor plans that will accommodate many office, medical, flex, or industrial uses
- Stable building ownership with professional and responsive property management team located nearby
- Property landscape is well-maintained and inspected daily
- Fenced parking lot area with gated entry situated in the back of the building
- Possible 10 parking spaces per 1,000 sq.ft.
- High visibility on Mt. Vernon Avenue with approx. 550 feet of street frontage
- Convenient access to the I-10, I-215, CA-60, CA-210 and CA-91 freeways
- 14ft. clearance height
- Close proximity to a variety of restaurants and amenities
- Rooftop HVAC units
- Possible roll-up doors



LOCATION SUMMARY

The Mt. Vernon Commerce Center is located just half a mile southwest of the I-10 and I-215 freeway interchange in Colton and is easily accessible from both freeways. In addition, the CA-91, CA-60, and CA-210 freeways are all within a ten-minute drive from the center. The Mt. Vernon Commerce Center is suitable for medical facilities, professional offices, legal services, light industrial users, and a multitude of retailers.

PROPERTY INFORMATION

ADDRESS 851 South Mt. Vernon Avenue Colton, CA 92324	TOTAL SF 29,600 SF	PROPERTY TYPE Multi-Tenant Office Building	PARKING 4/1,000 Possible 10/1,000
CONSTRUCTION Concrete tilt-up	LAND AREA 4.562 Acres	ZONING M-1 (Light Industrial District)	YEAR BUILT 1980
	OFFICE PERCENTAGE 100%		

AREA OVERVIEW

The City of Colton is a unique blend of industrial, commercial, and residential areas. It is located at the intersection of the I-215 and I-10 freeways and is bordered by San Bernardino, Loma Linda, Grand Terrace, Riverside, Mira Loma, and Rialto. Home to a diverse demographic profile, Colton is a strong choice for retailers looking for local customers, as well as regional retailers who can capitalize on easy access for their customers via the 215/10 interchange. Superb freeway proximity provides convenient access to an array of affordable housing and labor in surrounding communities.

