



**AVAILABLE ±127,173 SF INDUSTRIAL BUILDING  
FREEWAY VISIBLE**

**1801  
COOLEY  
DRIVE**

COLTON | CA 92324

**FOR LEASE**

FOR MORE INFORMATION, CONTACT:

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**±126,996 SF  
BUILDING**



**10 & 215 FWYS  
CLOSE PROXIMITY**



**±7.11 ACRES  
LOT SIZE**

**PROPERTY HIGHLIGHTS**

- ±127,173 SF Building
- 29 Dock High Truck Doors (9'x11') 16 w/Load Levelers & 13 w/Edge of Dock Plates
- 6 Grade Level Truck Doors (12'x14')
- 131 Vehicle Parking Spaces
- 600'x 248' Building Dimension
- 24' Clear Height
- 48'x48' Column Spacing
- ESFR Sprinkler System
- 1,600 Amps, 277/480 V Power Supply
- ±3,850 SF Office Space
- Rail Service Potential
- Ample Trailer Yard - 51 Spaces

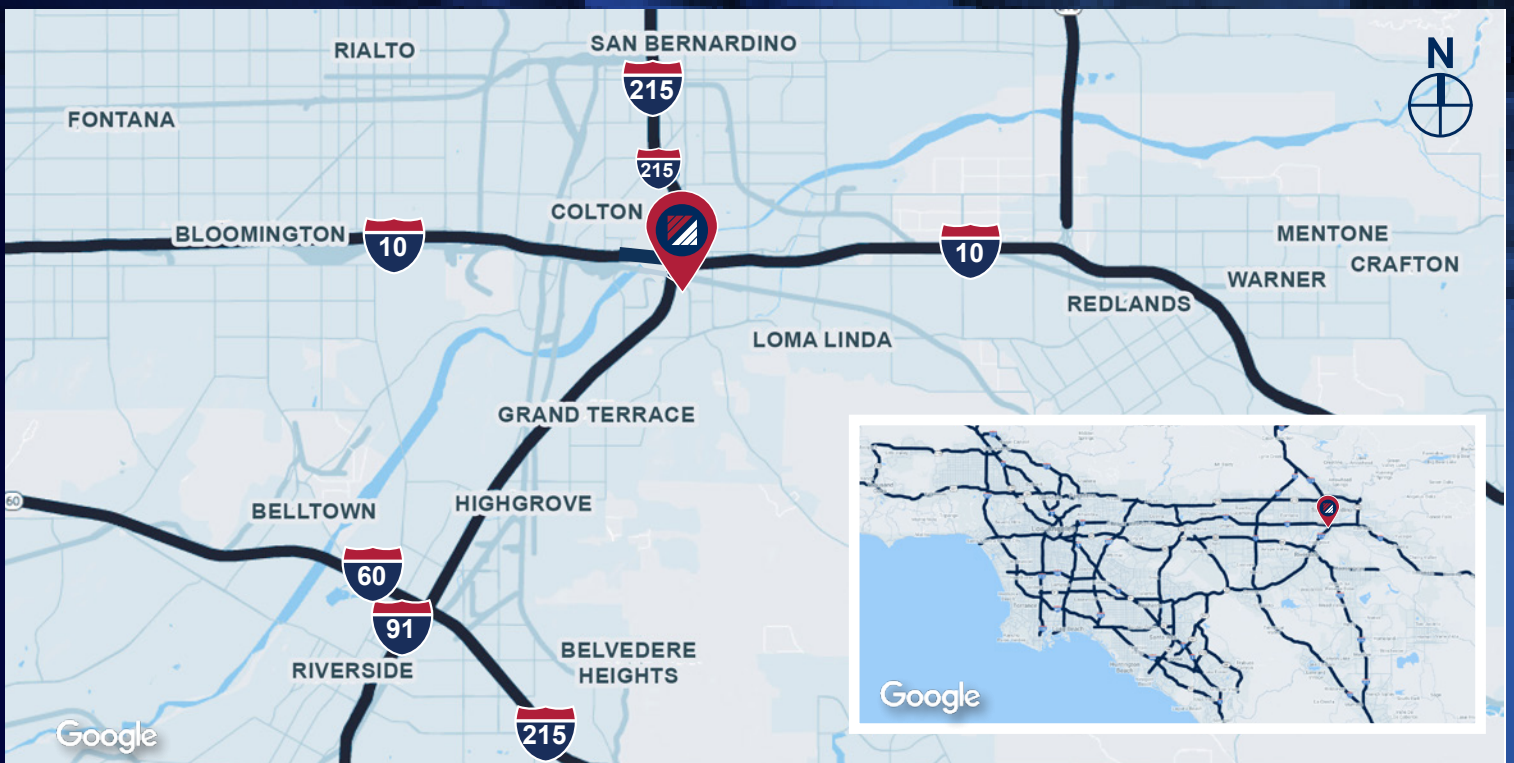
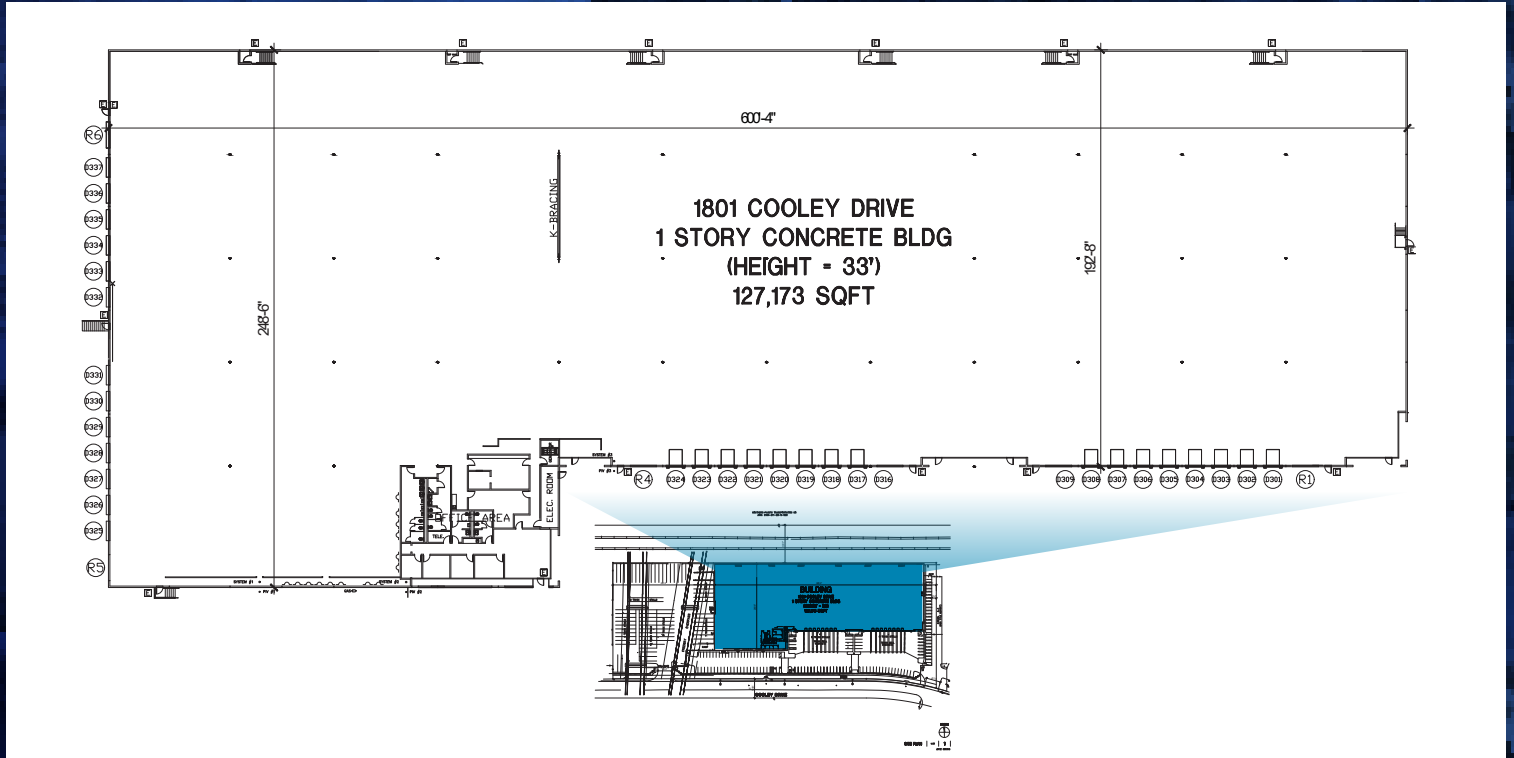
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## SITE PLAN + LOCATION



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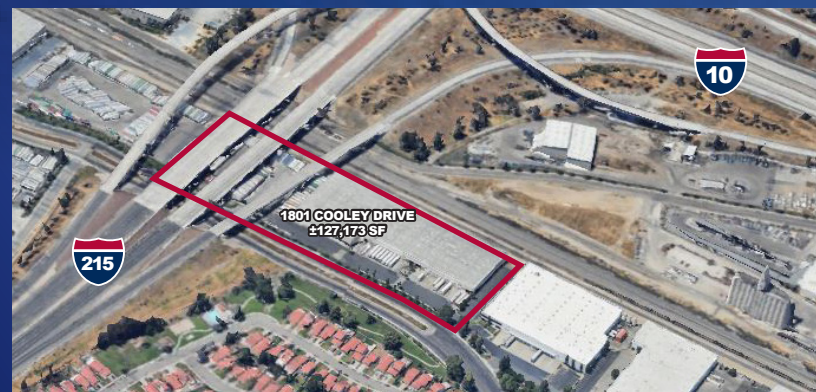
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## AMENITIES + AERIAL



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