

# 2273-2283

**LA CROSSE BUSINESS CENTER**  
La Crosse Avenue, Colton, CA 92324

**INDUSTRIAL/FLEX UNITS AVAILABLE  
FREEWAY FRONTAGE**  
FOR LEASE 1,550 - 10,169 SF

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

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## Property Highlights

**Professional and secure business park environment** with easy access to the Freeway and numerous retail support amenities nearby

Units for **lease ranging from 1,550 to 10,665 SF**. Some units feature private and secured fenced yards

Located directly on the **215 Freeway with Freeway Visibility**. Industrial, freeway frontage retail and flex showroom units available

### Exclusive Advisors:

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#### Freeway Visibility

215 Freeway Frontage



#### Major Renovations

New Exterior Paint, Roofing and Landscaping



#### Security

Added Security Cameras



#### Signage

New Monument Sign



#### Clear Height

Up to 16' feet minimum



#### Added Fence

that completely covers the back of the property



#### Unit Spaces

Ranging from 1,550 to 10,665 SF



#### Location

Just off the Barton Exit on the 215 Freeway

# Property Photos



## Colton, California

The City of Colton is a growing center of business, employment, and residential life in the Inland Empire. Situated in San Bernardino County, Colton lies between the cities of San Bernardino and Riverside in the heart of San Bernardino Valley. The City is located approximately 75 miles east of the Ports of Los Angeles and Long Beach and 55 miles from downtown Los Angeles.

The City grew up as a result of the Southern Pacific Railroad's final leg of the transcontinental route to Los Angeles. Colton was nicknamed "Hub City" due to its importance as one of the busiest railroad crossings in the country in the early days of the railroad. A comprehensive transportation network, available land for development and a skilled labor pool all make Colton a strategic location for logistics and goods movement.

Colton takes pride in providing a quality of life for residents that supports education, community health, recreation, housing, safety, retail and arts and culture. The City's business-friendly attitude encourages investment from large corporations as well as local businesses and entrepreneurs.

The City plays a strong role in the regional economy and emphasizes local services and industrial logistics as key employment sectors. Arrowhead Regional Medical Center is the city's largest employer by far, serving the needs of the surrounding area's growing population. Colton Joint Unified School District, County of San Bernardino and City of Colton are other significant employers providing educational and civic services to the local population.

Due to its strategic location, Colton is a superior choice for the logistics industry. The City is situated at the junction of I-10 and I-215, granting unparalleled access on the west to Los Angeles and its ports as well as on the east to the rest of the country. Freightliners frequently stop in the city, loading and unloading cargo traveling to and from the Midwest and beyond. Retail giant Wal-Mart and Lineage Logistics are two major companies operating distribution centers in Colton.

### City of Colton Employment

Arrowhead Regional Medical Center	3,510
Colton Joint Unified School District	2,320
Wal-Mart Distribution Center	800
Lineage Logistics	550
County of San Bernardino	427
Wal-Mart Supercenter	348
Ashley Homestore Outlet	330
City of Colton	286
Brill, Inc.	250
Reche Canyon Convalescent & Health Carr Center	245







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