

±312,770 SF INDUSTRIAL BUILDING ON ±15.984 AC W/ YARD AREA



INDUSTRIAL BUILDING WITH FREEWAY VISIBILITY

FOR LEASE

1601 E.
Cooley
Drive

COLTON | CA

PROPERTY HIGHLIGHTS



±312,770 SF AVAILABLE



48'x48' Column Spacing



50 DH Doors (9'x11')
14 GL Doors (12'x14')



ESFR K-17 at
52 PSI Sprinklers



±3,527 SF of Office Space



2% Skylights



262 Parking Spaces



3,200A, 277/480V Power



30' Clear Height



Ample Trailer Parking



Security Trailer



Rail Service Potential

EXCLUSIVE LISTING AGENTS

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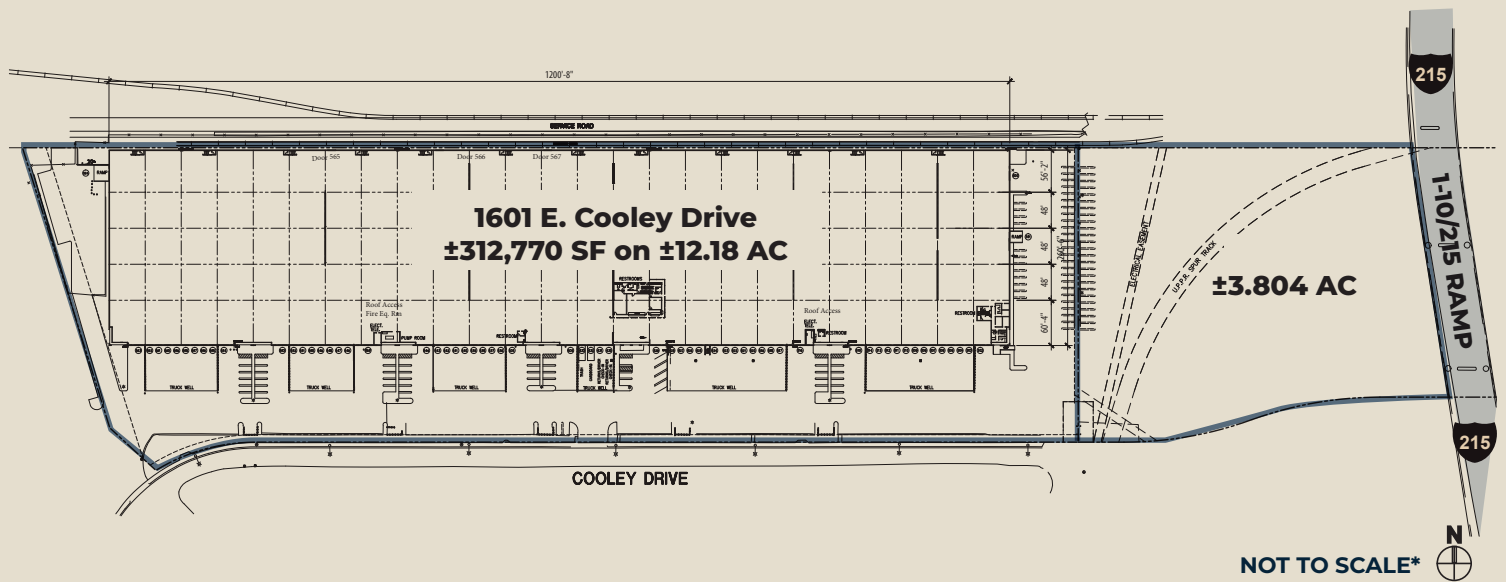
 
COMMERCIAL REAL ESTATE SERVICES

1601 E. Cooley Drive

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AERIAL/SITE PLAN

±312,770 SF INDUSTRIAL BUILDING
WITH TRAILER/CONTAINER STORAGE



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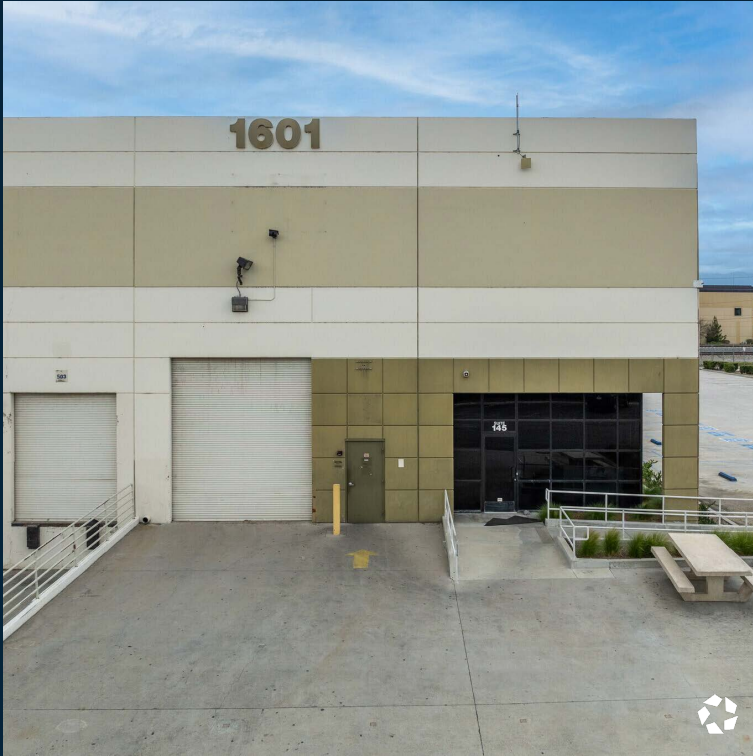
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GALLERY

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DAUM COMMERCIAL REAL ESTATE SERVICES **HODGDON** GROUP REALTY

1601 E. Cooley Drive

COLTON | CA

AMENITIES

±312,770 SF INDUSTRIAL BUILDING
WITH TRAILER/CONTAINER STORAGE



LOCATION HIGHLIGHTS

- Centrally Located in Colton, CA
- Easy access to San Bernardino International Airport
- Close Proximity to I-10 and I-215 Freeways
- Positioned in a Strong Industrial Corridor

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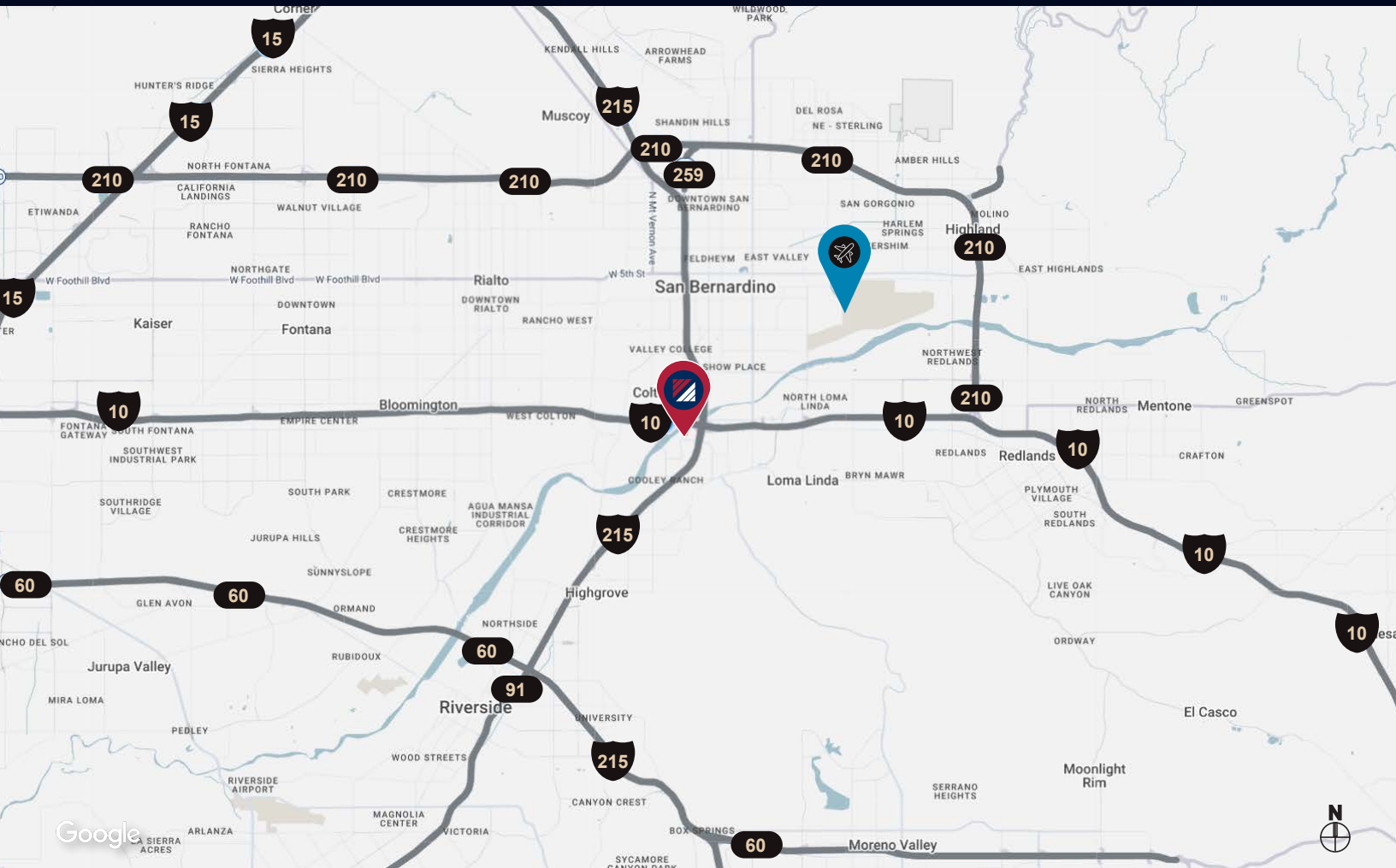
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LOCATION

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**±312,770 SF INDUSTRIAL BUILDING
WITH TRAILER/CONTAINER STORAGE**



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 POPULATION	89,585	247,269	1,016,561
2024 POPULATION	90,209	250,203	1,019,795
2029 POPULATION PROJECTION	91,755	255,173	1,046,402
2020 HOUSEHOLDS	28,524	72,697	295,427
2024 HOUSEHOLDS	28,901	73,940	295,554
2029 HOUSEHOLD PROJECTION	29,437	75,486	303,199
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$880.6M	\$2.3B	\$10.2B

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