

AGUA MANSA LOGISTICS CENTER

LAND/
BUILD TO SUIT
SITE

24 ACRES AVAILABLE | up to 456,445 SF

[Agua Mansa Road, Colton, CA](#)



- Quick access to the I-10, I-15 and I-215
- Three airports located within 20 miles
- Close to amenities

 **IDI Logistics**

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

PARK INFORMATION



Agua Mansa Logistics Center is a 24 acre site featuring a best in class 456,445 square foot distribution facility with 42' clear height. Located within close proximity/access to three major Interstates and the nation's busiest port system. Immediate proximity to San Bernardino Airport.

DRIVING DISTANCES

NOTABLE LOCATIONS

San Bernardino.....	7 miles
Ontario	20 miles
Anaheim	43 miles
Downtown Los Angeles	55 miles
Ports of L.A. & Long Beach....	70 miles

INTERSTATE

I-10	1.5 miles
I-215	5 miles
I-15	13 miles
I-5	44 miles
I-405	47 miles

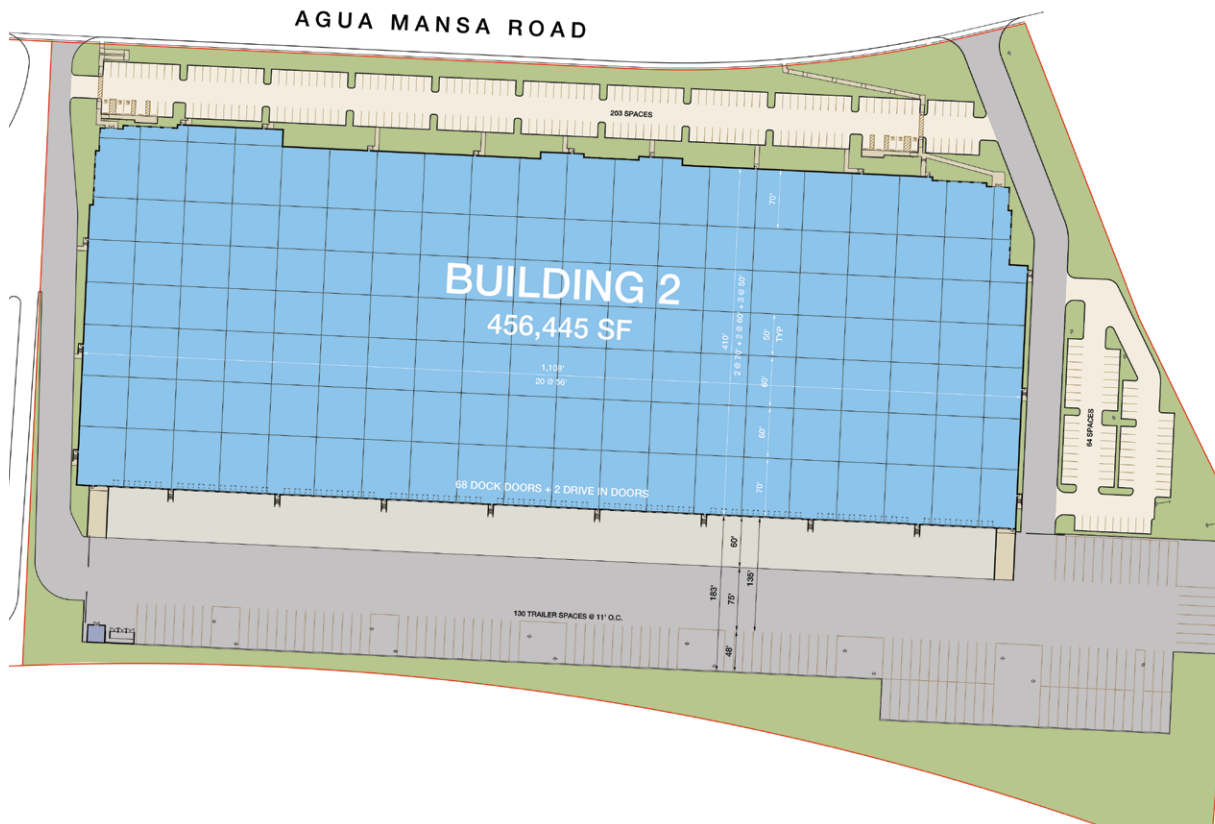
AIR

San Bernardino Int'l Airport ...10 miles
Ontario Int'l Airport.....16 miles
Chino Airport25 miles
LAX.....72 miles



PROPOSED BUILDING

up to 456,445 SQUARE FEET



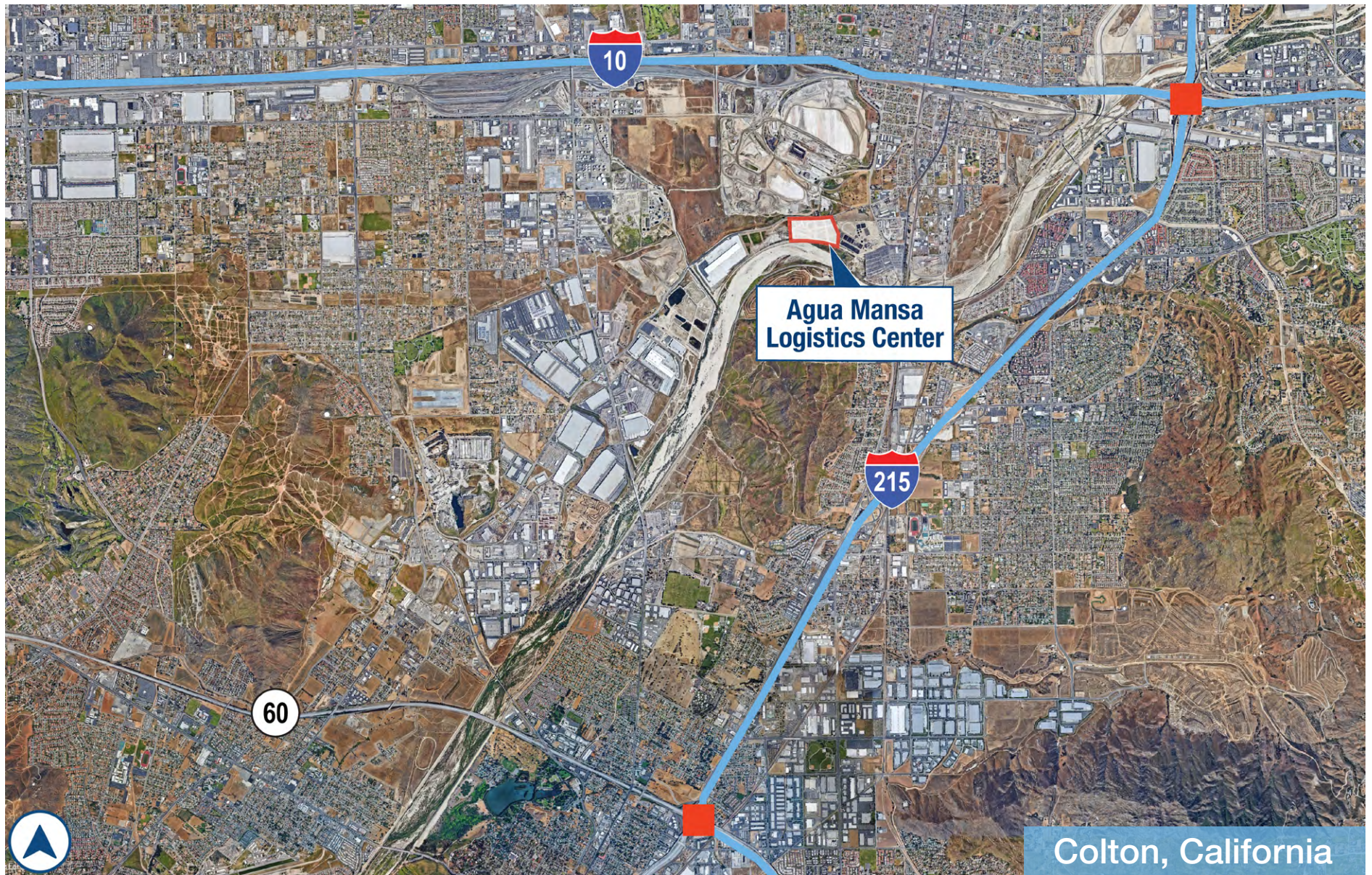
PARK FEATURES

- Quick access to the I-10, I-15 and I-215
- Three airports located within 20 miles
- Close to amenities
- Located in high profile area
- Affordable housing in region
- No assessment bond encumbrances
- Neighbors include Walmart, XPO Logistics, Living Spaces, Amazon, FedEx, Cooper Lighting, Razor USA, Lineage Logistics



TOTAL BUILDING:	456,445 SF
OFFICE SPACE:	Build-to-suit
CLEAR HEIGHT:	42'
DOCKS:	79 (9' x 10')
DRIVE-IN DOORS:	2 (12' x 14')
AUTO PARKING:	271 spaces
TRAILER PARKING:	123 stalls
DIMENSIONS:	410' x 1108'
TRUCK COURT:	135' 100% secure w/ fence
FLOOR SLAB:	7" Ductlcrete
ROOF:	Class "A", 4-ply built-up roof system
ELECTRICAL:	4,000 amps (UGPS)
LIGHTING:	LED w/ 0.5 footcandle minimum & 1.0 footcandle average
FIRE SPRINKLER:	ESFR

PARK LOCATION



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For more information, or to set up a tour, please contact:

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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