

3730 RIVERSIDE AVENUE

Colton, CA

Short Term Deals Available

±11,659 SF TRUCK SERVICE FACILITY
FOR LEASE
±134,318 (3.08 ACRES)



Voit
REAL ESTATE SERVICES



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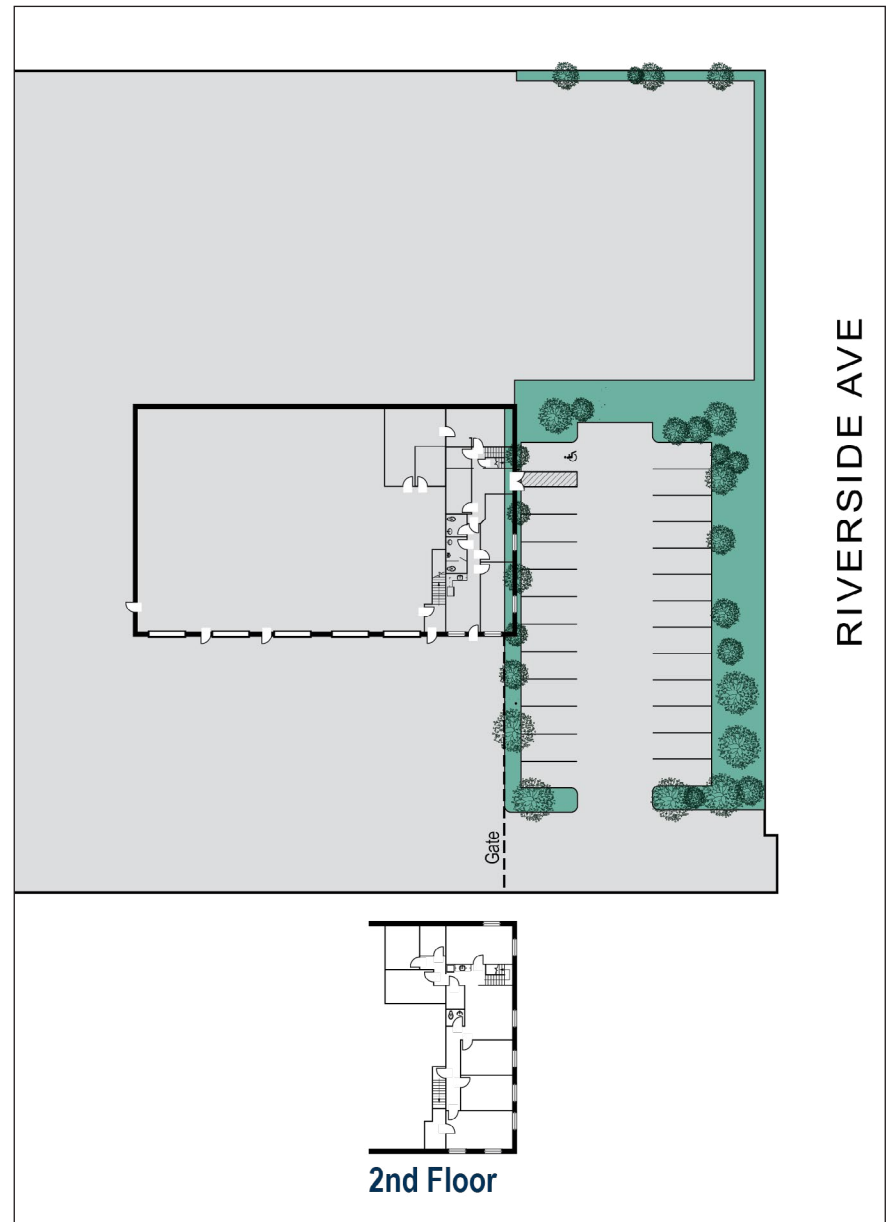
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PROPERTY FEATURES

- ±11,659 SF Metal Building
 - Total Office: 4,696 SF
 - 2,412 SF First Floor Office
 - 2,824 SF Second Floor Office
 - Three (3) Service Bays
 - Five (5) Ground Level Doors
 - 17' Clear (verify)
 - 10,000-gallon double-walled fiberglass diesel UST
- ± 3.08 Usable Acres
 - Secured by wrought iron fence and electric gate with keypad
 - Yard is partially paved and partial gravel/dirt
 - Access to the I-10, I-215 & 60 Freeways



PROPERTY FEATURES : 2

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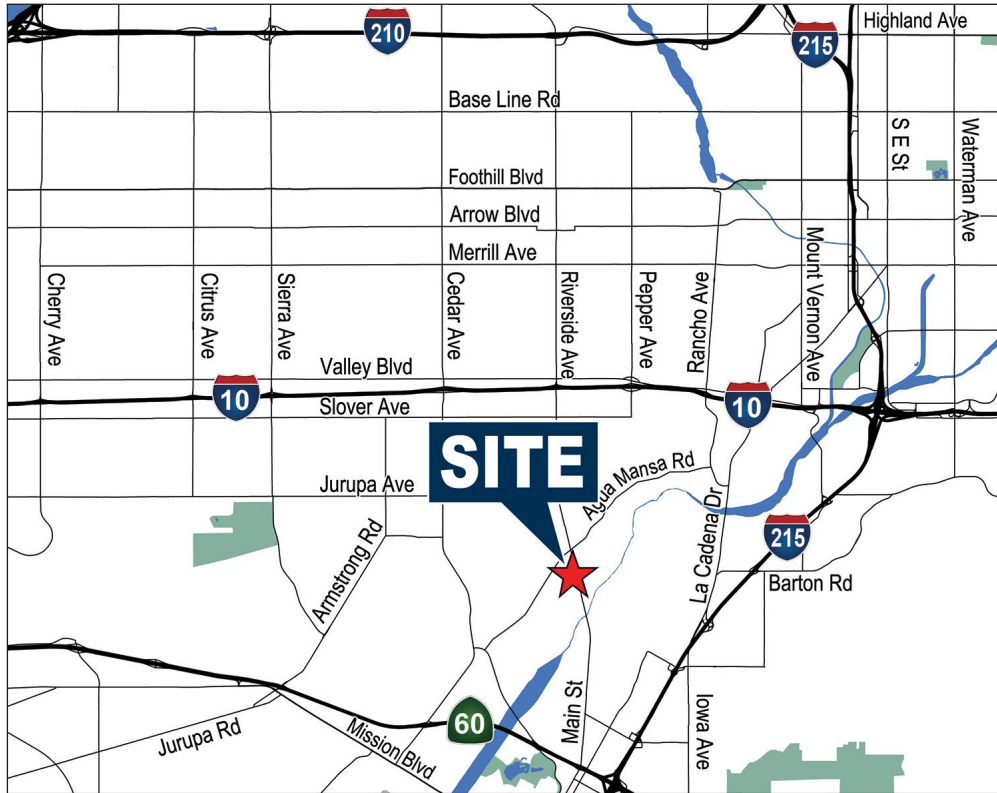
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LOCATION

- 12.3 miles from SBD Int'l Airport (25 min) and 17.8 miles from Ontario Int'l Airport (23 min)
- Located in the center of supply-constrained Inland Empire, along the Agua Mansa Industrial Corridor
- 2.3 miles (5 min) from the I-215 Freeway Center Ave On/Off Ramps and 2.5 miles (5 min) from the I-10 Freeway Riverside Avenue On/Off Ramps

MAPS : 3

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AERIAL : 4

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