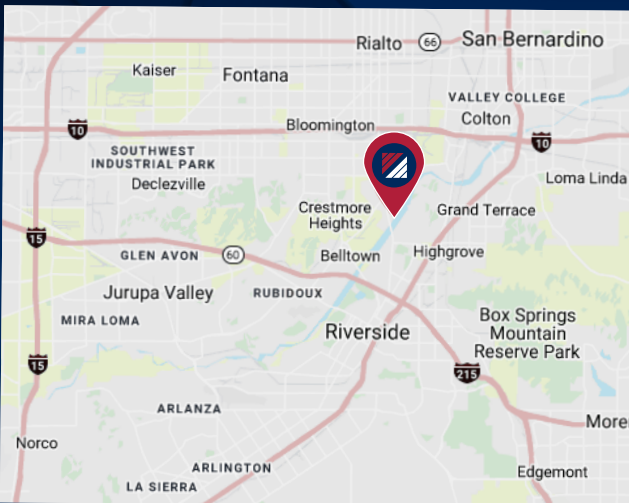


AGUA MANSA COMMERCE CENTER



± 174,995 SQUARE FEET
**AVAILABLE
FOR LEASE**

**2053 MIGUEL BUSTAMANTE PKWAY,
COLTON, CA**



FACILITY

- ±174,995 SF Available
- Offices to Suit (±3,125 SF with a separate ±303 SF) Shipping Office
- 32' Clear Height (Minimum 6" Inside First Column)
- 52'x60' Column Spacing (Varies)
- 39 (9'x10') Dock High Doors
- 2 (12'x14') Drive-In Doors (One at Grade/ One via Ramp)
- 133 Auto Stalls
- 46 Trailer Stalls
- ESFR Sprinkler System
- 175' Secured Concrete Truck Court
- Power-to-Suit (2,000 Amp, 277/480 V (Possible))
- LEED Certified

LOCATION

- Corporate immediate access to 10, 215 and 60 Freeways
- City of Colton low cost power
- Located within the Long Beach Foreign Trade Zone

LEASING AGENTS:

RICK JOHN | SIOR
rj@daumcommercial.com
D: 909.912.0001
M: 949.378.4661
CA Lic. #00800783

KEN ANDERSEN | SIOR | CCIM
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M: 949.350.3933
CA Lic. #00902084

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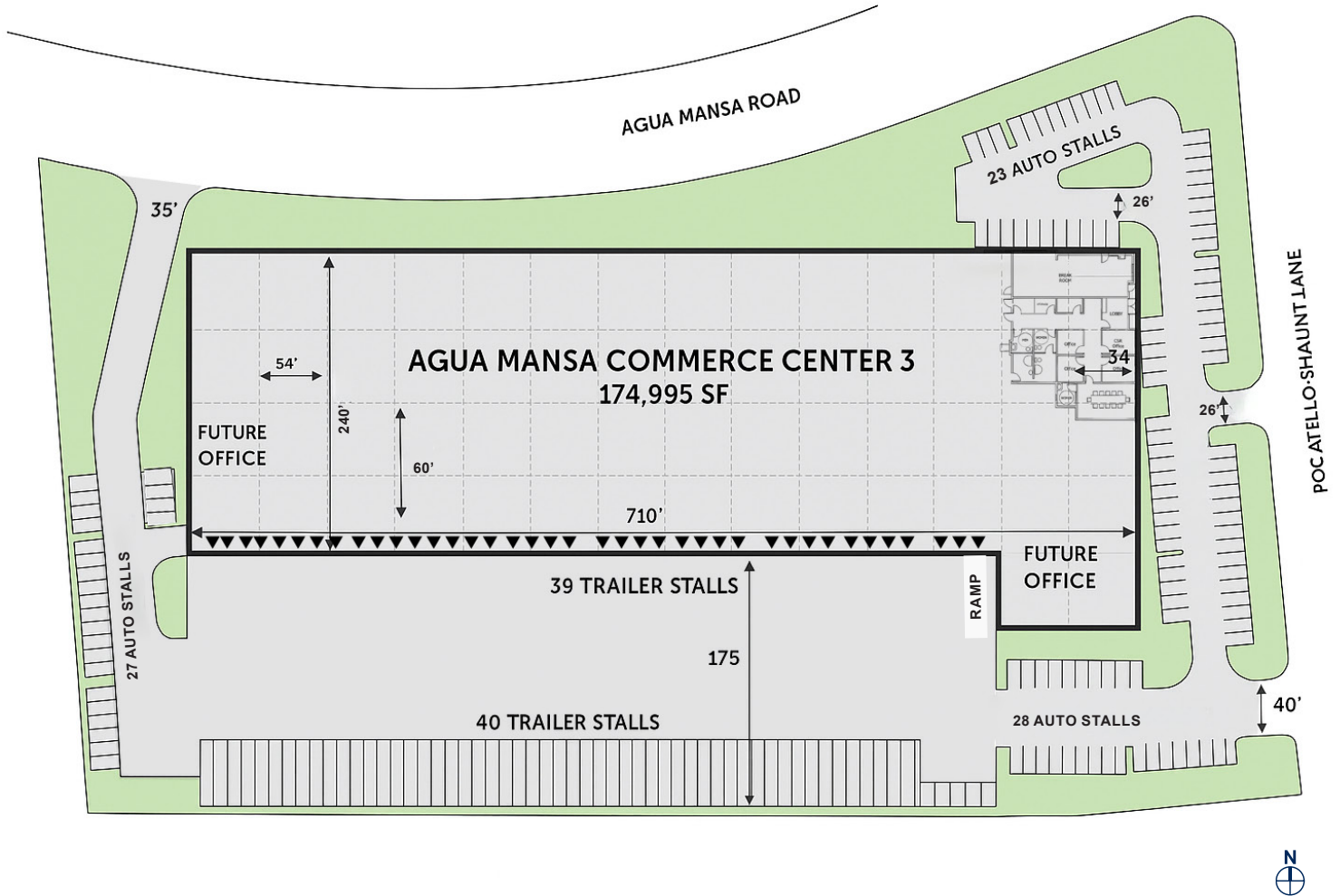


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SITE PLAN



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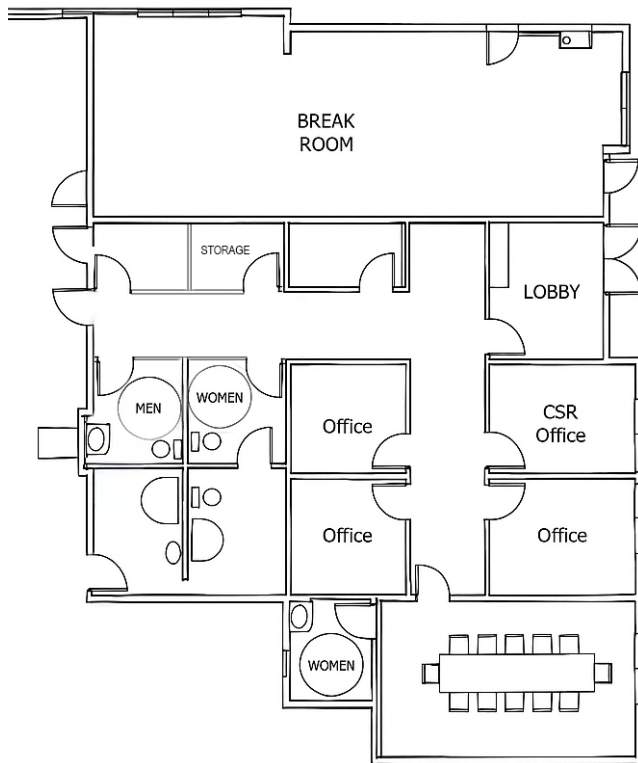
DAUM
COMMERCIAL REAL ESTATE SERVICES

AGUA MANSA COMMERCE CENTER

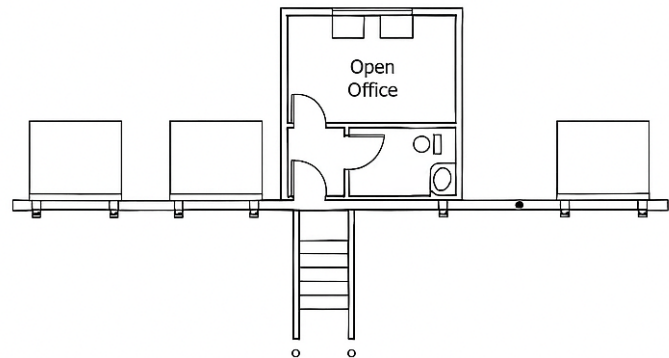
± 174,995 SQUARE FEET
**AVAILABLE
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2053 MIGUEL BUSTAMANTE PKWAY,
COLTON, CA

OFFICE PLAN



MAIN OFFICE PLAN: ±3,125 SF



SHIPPING OFFICE: ±303 SF

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