

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

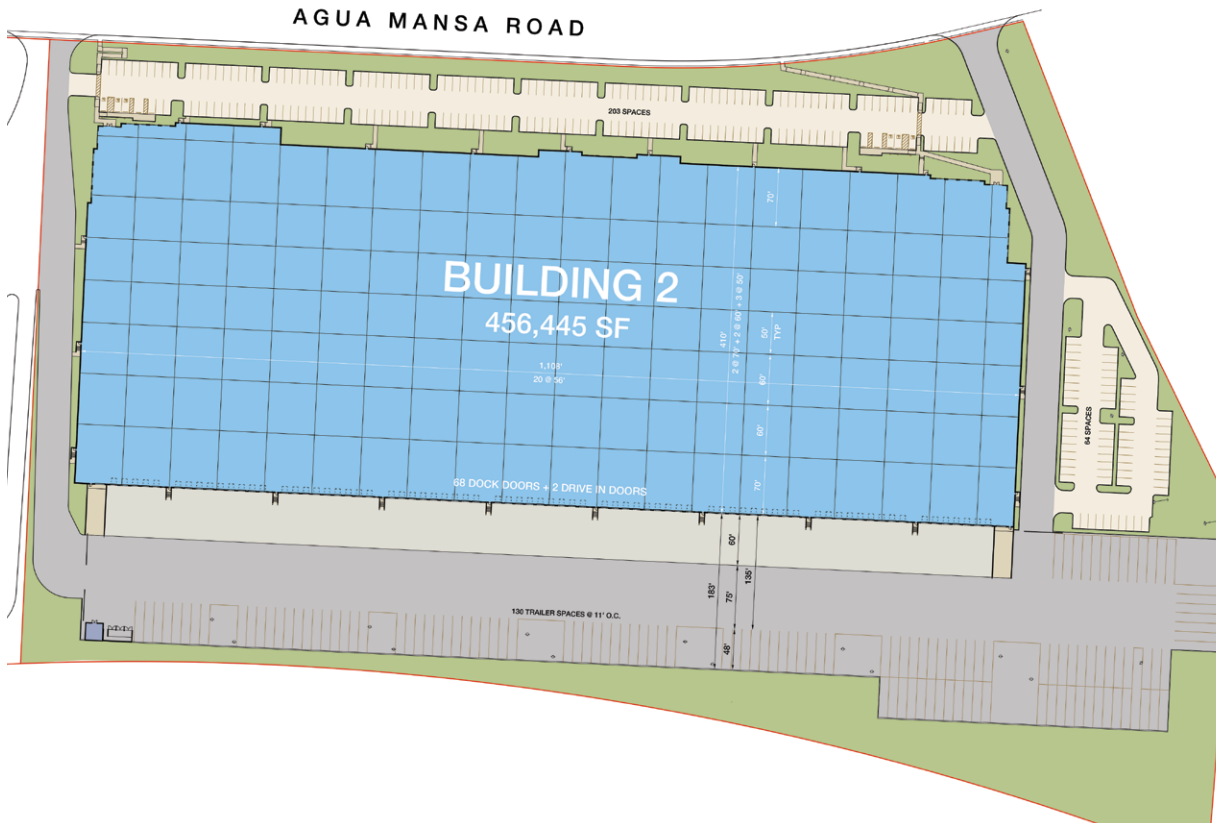
I-10	1.5 miles
I-215	5 miles
I-15	13 miles
I-5	44 miles
I-405	47 miles

AIR

San Bernardino Int'l Airport ...	10 miles
Ontario Int'l Airport.....	16 miles
Chino Airport	25 miles
LAX.....	72 miles

PROPOSED BUILDING

up to 456,445 SQUARE FEET



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" Ductilcrete
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 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

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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