



CLARION PARTNERS



For Lease

Barton Road Logistics Center

21661 Barton Road
Colton, CA 92324

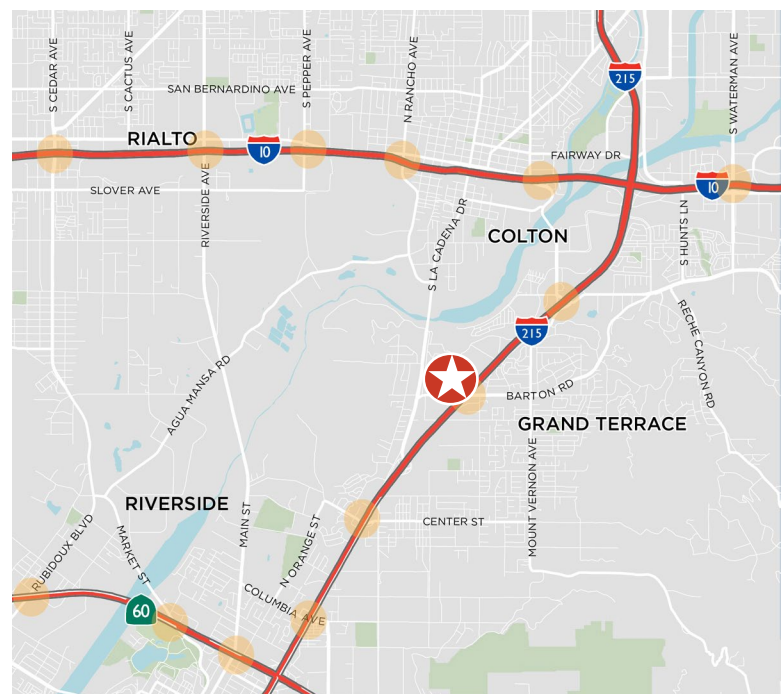
417,809 Square Feet Available



www.bartonroadlogistics.com

BUILDING HIGHLIGHTS

- 417,809 SF building on +/-19 acres
- 40' clear height
- 6,438 SF Offices, plus 6,102 SF Mezzanine
- 49 dock high doors (25 doors w/ 40,000 lb. mechanical pit levelers)
- 2 grade level doors
- 63 "off-dock" trailer parking stalls
- 255 auto parking spaces
- 142' - 272' secured truck court
- LED lighting
- Two - 2,000-amp electrical service panels
- ESFR sprinkler system (K25 @ 45 PSI)
- Building will be LEED Gold Certified
- Expandable roof-mounted solar array



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



**ULTIMATE CONDITION SITE PLAN*

*In 2027, the City of Colton, in cooperation with the City of Grand Terrace and CalDOT, will be removing the existing Barton Road elevated roadway (bridge) to the immediate east of the Barton Road Logistics Center project ("Project") and replacing with new lowered and widened roadway improvements. During this approximate 10-month time frame, Barton Road will be closed to through traffic and all commercial trucks traveling to/from the Project will be required to utilize La Crosse Avenue and De Berry for ingress and egress.



CLARION PARTNERS
www.clarionpartners.com



Realty Partners
www.ebsrp.com

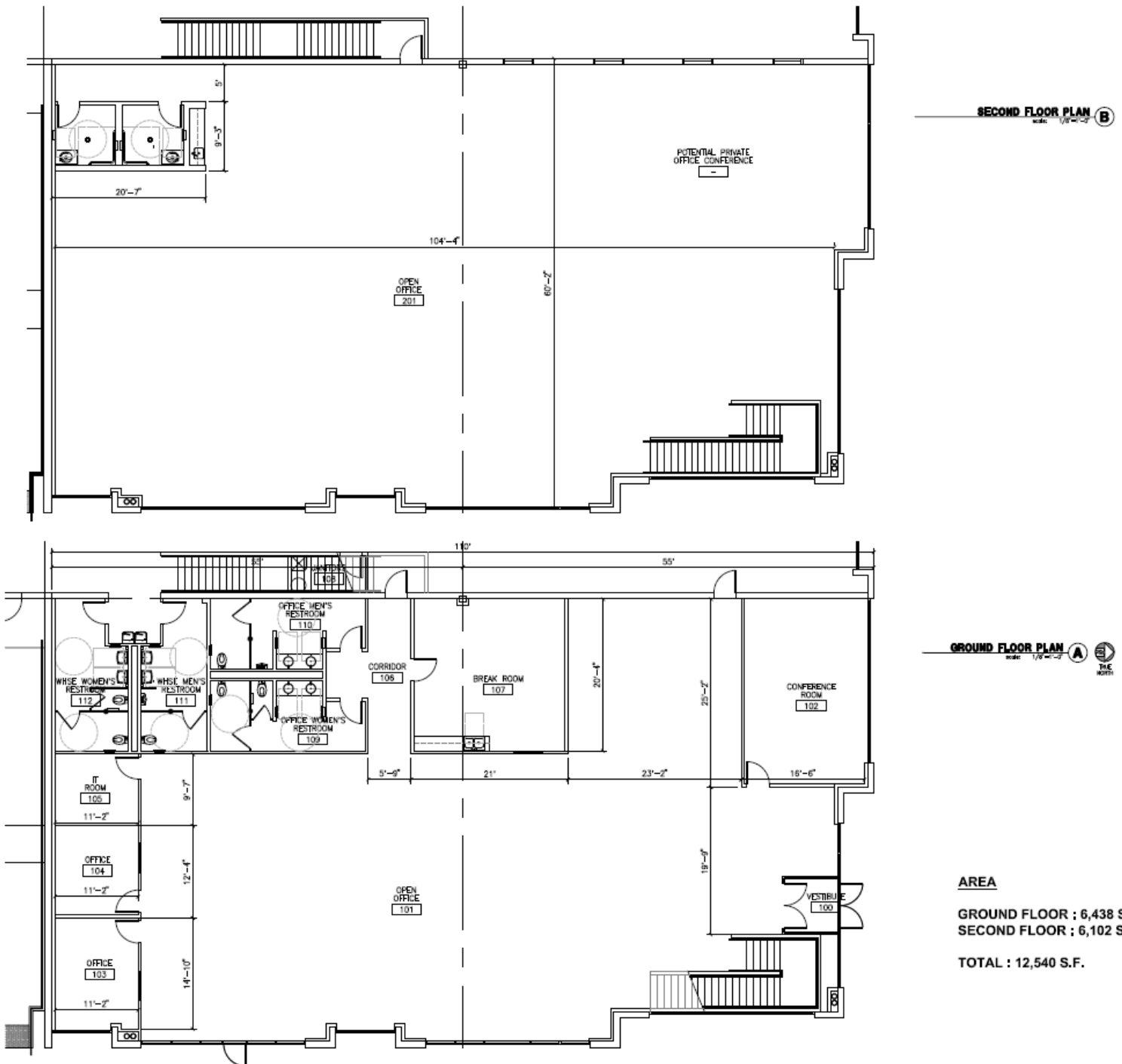
For more information on this opportunity, please contact

Phil Lombardo
909 942 4678
phil.Lombardo@cushwake.com
CA License #00892477

Chuck Belden, SIOR
909 942 4640
chuck.belden@cushwake.com
CA License #00844840



CUSHMAN &
WAKEFIELD



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