



CLARION PARTNERS



For Lease

Barton Road Logistics Center

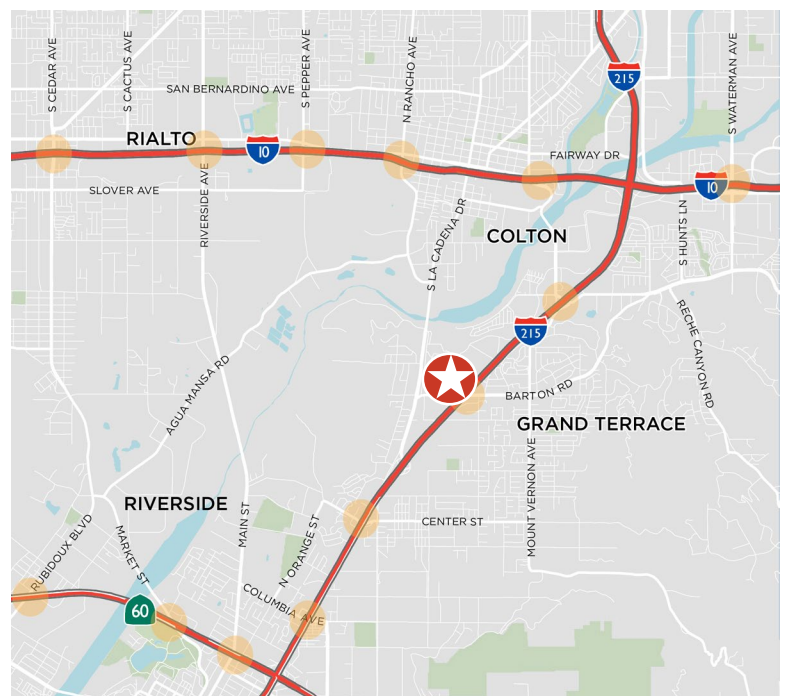
21661 Barton Road
Colton, CA 92324

417,809 Square Feet Available



BUILDING HIGHLIGHTS

- 417,809 SF building on +/-19 acres
- 40' clear height
- 6,483 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 Certified
- Expandable roof-mounted solar array



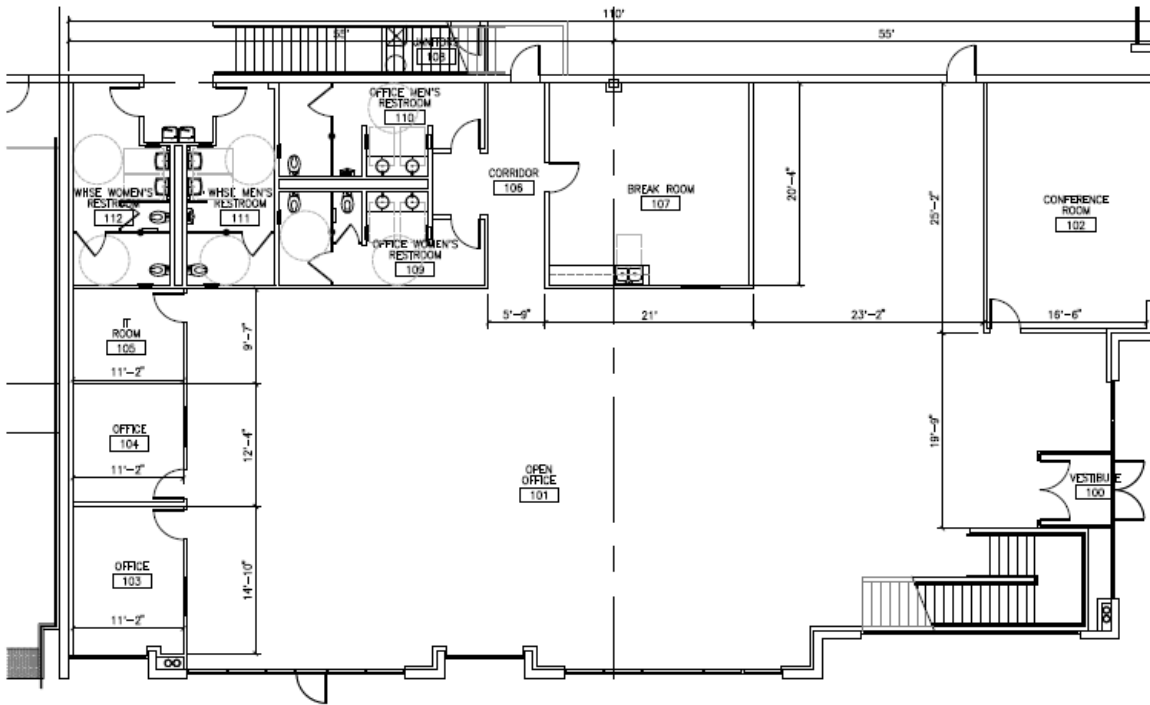
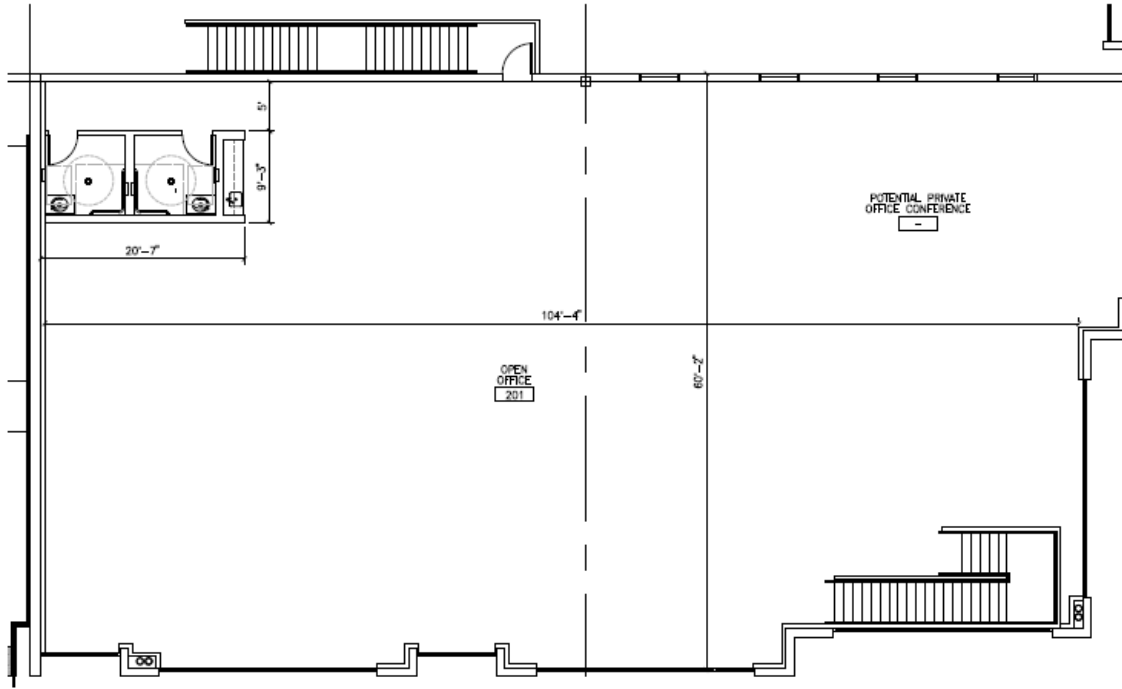


*In 2025, the City of Colton, in cooperation with the City of Grand Terrace and CalDOT, will be removing the existing Barton Road elevated roadway (bridge) to the immediate east of the Barton Road Logistics Center project ("Project") and replacing with new lowered and widened roadway improvements. During 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.

For more information on this opportunity, please contact

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AREA
GROUND FLOOR ; 6,438 S.F.
SECOND FLOOR ; 6,102 S.F.
TOTAL : 12,540 S.F.

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