



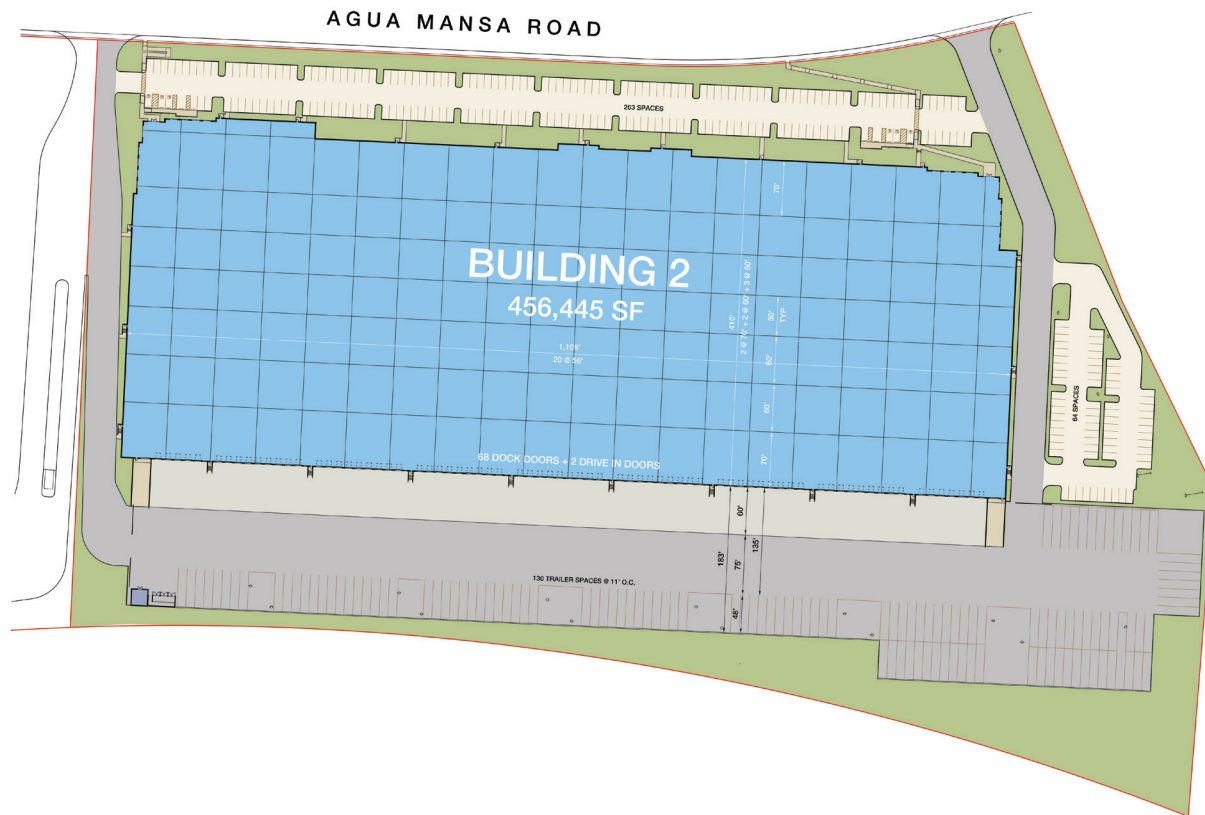
# AGUA MANSA LOGISTICS CENTER

up to 456,445 SF

Agua Mansa Road, Colton, CA

[www.idilogistics.com](http://www.idilogistics.com)

 **IDI Logistics**



**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.**



#### 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

#### BUILDING FEATURES

- 7" Ductilcrete floors
- 100% secure truck yards with gated entrances
- Class "A", 4-ply built-up roof system
- LED site lighting with 0.5 footcandle minimum and 1.0 footcandle average

Up to  
**456,445** available  
square  
feet

BUILDING SIZE: up to 456,445 SF

SITE AREA: 24 acres

OFFICE AREA: Build-to-suit

## New Construction Now Pre-Leasing Modern Bulk Warehouse

CLEAR HEIGHT: 42'

DIMENSIONS: 410' x 1108'

AUTO PARKING: 271 spaces

TRAILER PARKING: 123 stalls

DOCKS: 79 (9' x 10')

DRIVE-IN DOORS: 2 (12' x 15')

ELECTRICAL: 4,000 amps  
(UGPS)

TRUCK COURT: 135'

FLOOR SLAB: 7" Ductilcrete

FIRE SPRINKLER: ESFR



# 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



For more information, or to set up a tour, please contact:



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