

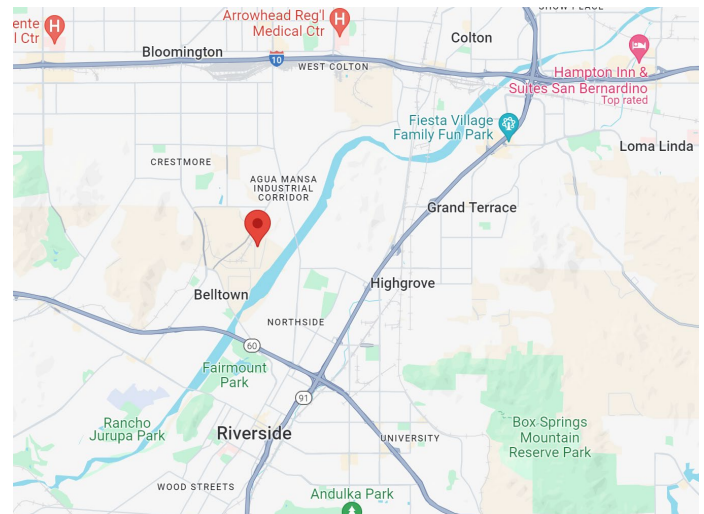
FOR LEASE

**+/-14 ACRES LAND
with +/- 21,500 sf BUILDING
12375 Brown Avenue, Colton, CA**



- +/- 14 acres paved/stabilized land
- +/- 21,500 SF building
- +/-3,500 SF office
- +/- 30-foot clear height
- Built in 2002
- 2.5 miles from 60 freeway
- Aqua Mansa Industrial Corridor/specific plan-Heavy Industrial Zoning – suitable for a wide variety of uses from Truck/Trailer Terminal, Manufacturing & Outdoor Storage
- Combination of asphalt and crushed aggregate base.
- Union Pacific Rail Spur
- 10-ton overhead crane
- Completely fenced in with 2 access points.

www.12375brownave.com

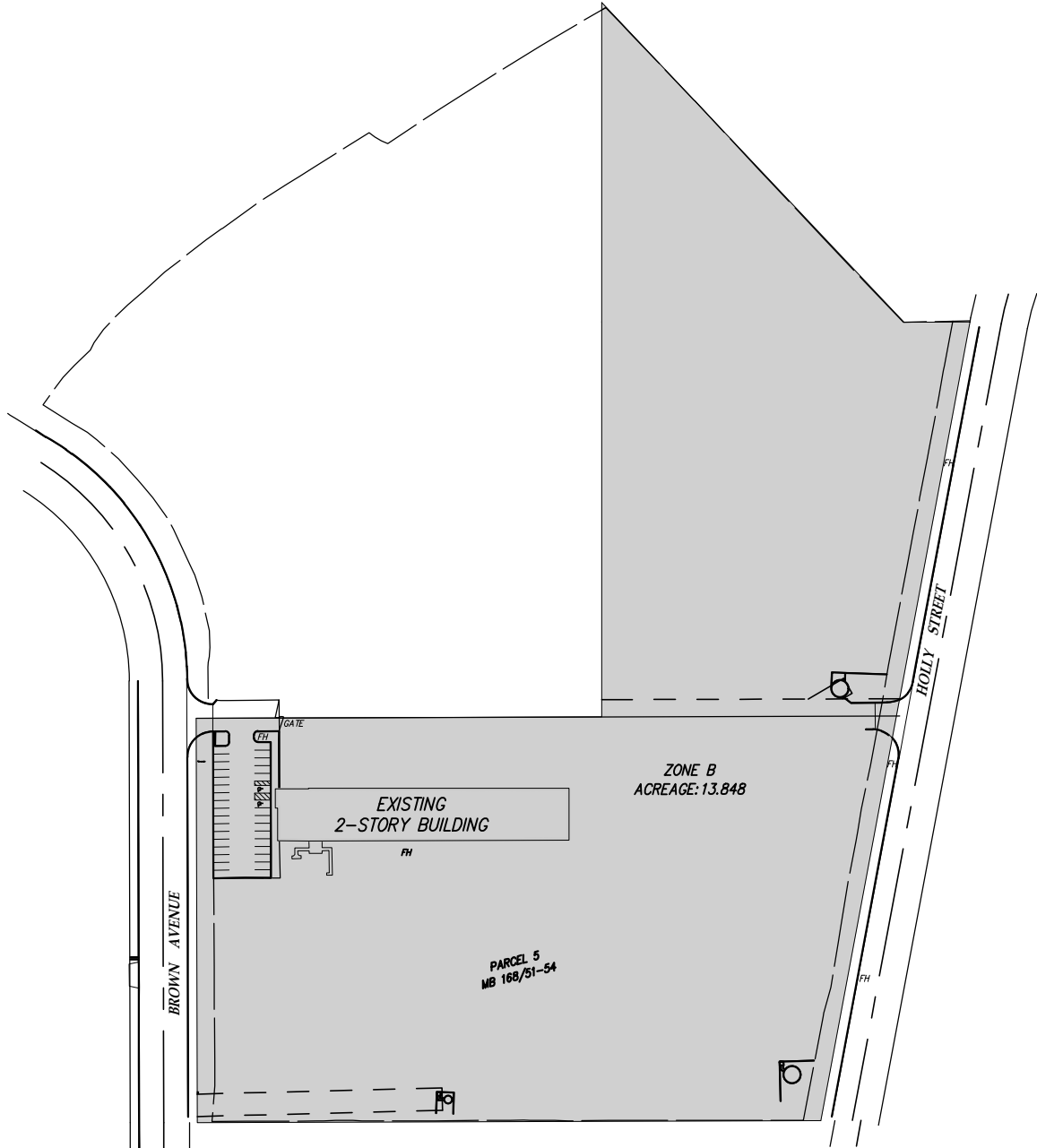


Rate: \$0.30 PSF NNN

**CONTACT: Ned Geoghegan
(818) 519-0592
NGEOGHEGAN@SANDHILLMGMT.COM
DRE # 01262292**

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SITE PLAN - 12375 Brown Ave COLTON, CA

Scale: 1" = 200'-0"

