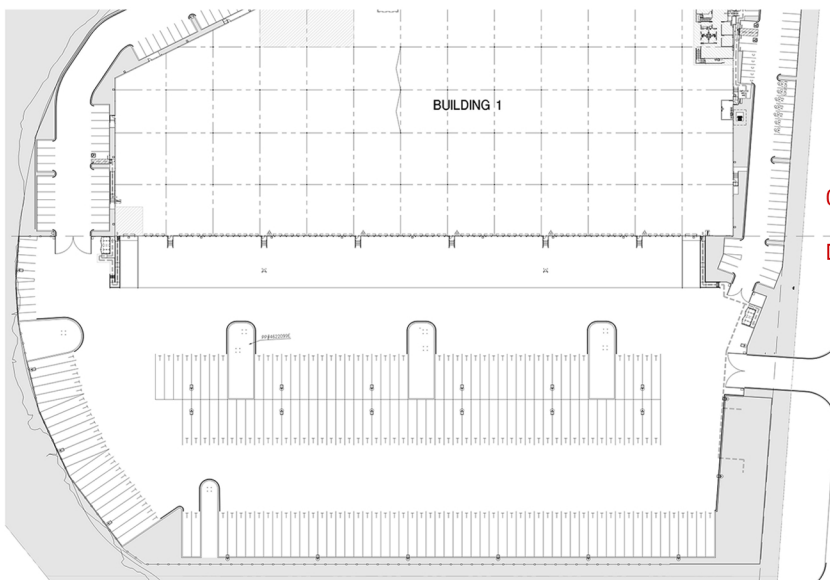
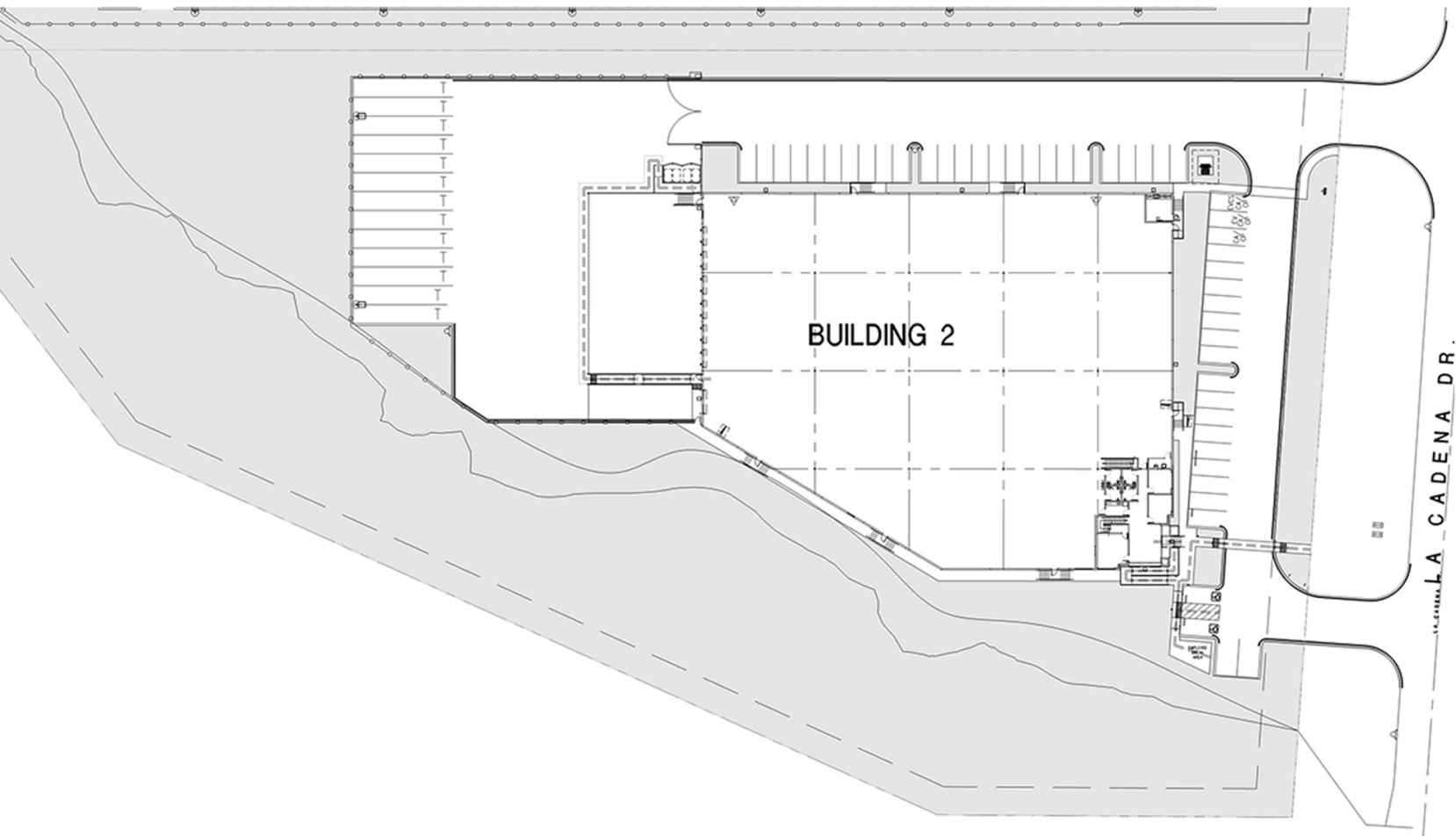


# COLTON DISTRIBUTION CENTER

Colton, California



**CLIENT:** Shubin & Nadal Realty Investors

**DESCRIPTION:** Two speculative industrial buildings built on a 21.24 acre site. Building 1 has an approximate parcel area of 693,079 SF. The total ground floor building area splits at approximately 2300 SF office and 178,000 SF warehouse, while the total gross floor area for mezzanine measures at about 2500 SF. Building 2 has an approximate parcel area of 232,319 SF. The total ground floor building area splits at approximately 1800 SF office and 43,000 SF warehouse, while the total gross floor area for mezzanine measures at about 2000 SF.