

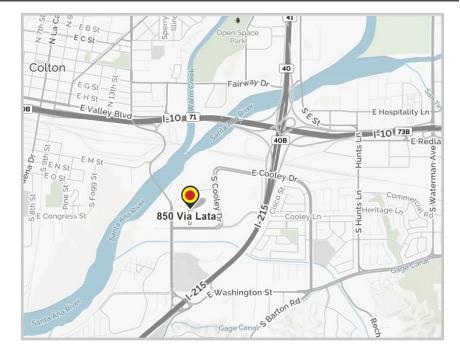
## FOR LEASE $\pm 3,300 - \pm 4,517$ SF

OFFICE/WAREHOUSE SPACE

### 850 SOUTH VIA LATA | COLTON, CA 92324



- Part of Larger Multi-Tenant Building
- High Quality Business Park Environment
- High-End Office Build-Out
- Close Proximity to Numerous Retail Amenities
- 4:1 Parking Ratio
- Fully Sprinklered
- IL Zoning
- Excellent Freeway Access to I-215/I-10 Freeways





ANDREW PEAKE VICE PRESIDENT (951)276-3644 apeake@lee-associates.com DRE #01398894 KEITH JONES ASSOCIATE (951)276-3645 keith.jones@lee-associates.com DRE #02063299



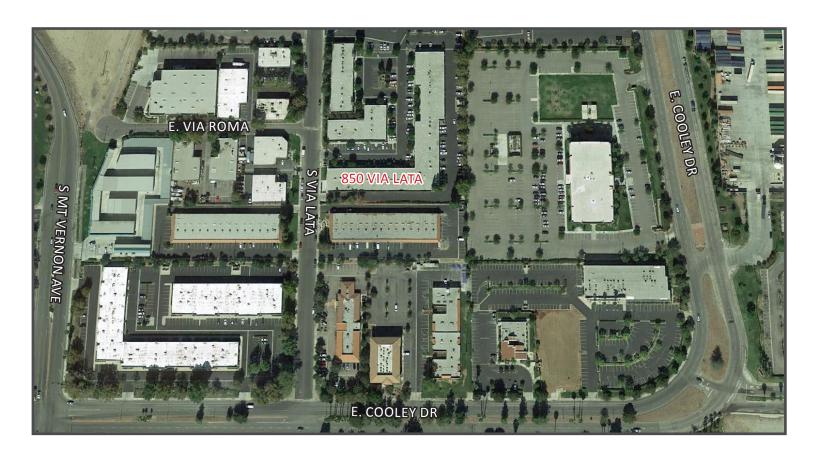
# FOR LEASE <u>+</u>3,300 - <u>+</u>4,517SF

OFFICE/WAREHOUSE SPACE

## 850 SOUTH VIA LATA | COLTON, CA 92324

#### **AVAILABILTIES**

Unit	Туре	Square Footage	Lease Rate	Description
112	Industrial	4,517 SF	\$0.85 SF Gross	Open "Bullpen" Area, 1 GL Door, Easy Truck Loading/Unloading Zone, Great Set- Up for Distribution, 30 Days Notice
117	Office	3,300 SF	\$1.25 SF MG	5 Private Offices, Open "Bullpen" Area, Conference/Breakroom Areas, 30 Days Notice





ANDREW PEAKE VICE PRESIDENT (951)276-3644 apeake@lee-associates.com DRE #01398894 KEITH JONES ASSOCIATE (951)276-3645 keith.jones@lee-associates.com DRE #02063299