

# FOR LEASE

**±11,659 SF**  
**Truck Service Facility**  
**± 134,318 (3.08 ACRES)**

**3730 RIVERSIDE AVENUE | COLTON | CA**



## PROPERTY FEATURES

- ±11,659 SF Metal Building
  - Total Office: 4,696 SF
  - 2,412 SF First Floor Office
  - 2,824 SF Second Floor Office
  - Three (3) Service Bays
  - Five (5) Ground Level Doors
  - 17' Clear (verify)
  - Access to the I-10, I-215 & 60 Freeways
- ± 3.08 Usable Acres
  - Secured by wrought iron fence and electric gate with keypad
  - Yard is partially paved and partial gravel/dirt
  - Access to the I-10, I-215 & 60 Freeways

EXCLUSIVELY OFFERED BY:

**Voit**

REAL ESTATE SERVICES



**SHY ASSAR, MBA/MRED**

Senior Vice President | Partner

License #01964667

**(909) 545-8091**

sassar@voitco.com



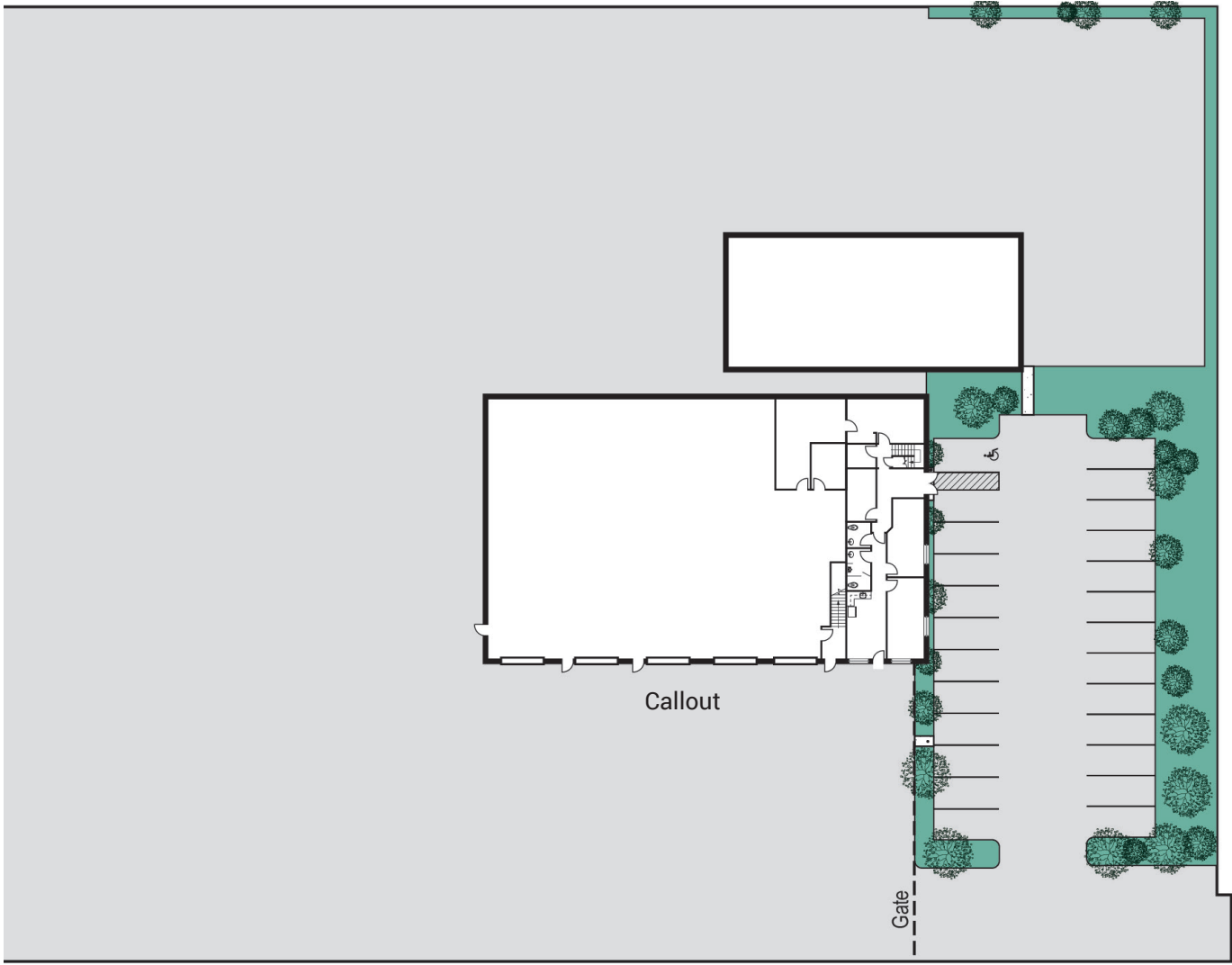
**IAN OZIMEC, CCIM**

Senior Associate

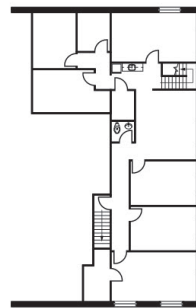
License #02040261

**(909) 545-8001**

iozimec@voitco.com



RIVERSIDE AVE



2nd Floor

EXCLUSIVELY OFFERED BY:



REAL ESTATE SERVICES



**SHY ASSAR, MBA/MRED**

Senior Vice President | Partner  
License #01964667

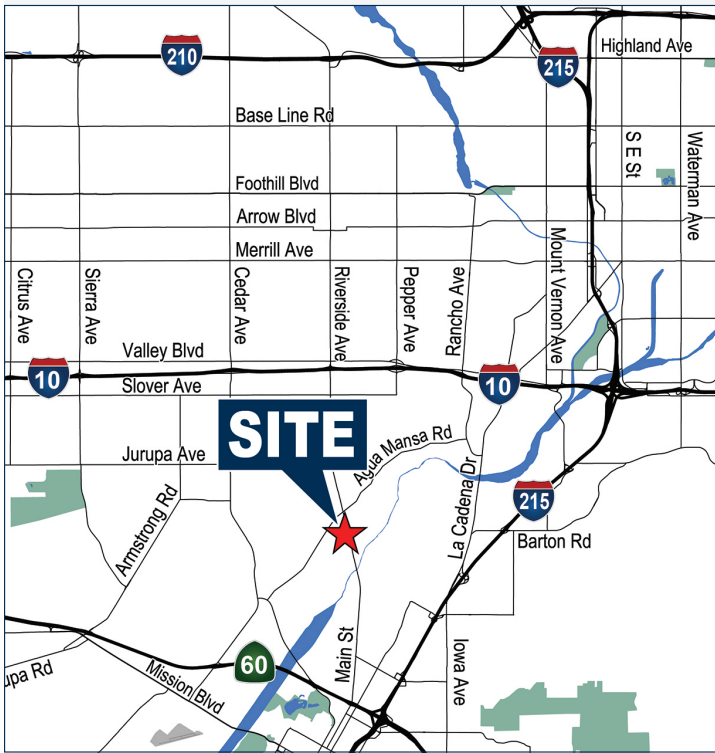
**(909) 545-8091**  
sassar@voitco.com



**IAN OZIMEC, CCIM**

Senior Associate  
License #02040261

**(909) 545-8001**  
iozimec@voitco.com



## LOCATION

- 12.3 miles from SBD Int'l Airport (25 min) and 17.8 miles from Ontario Int'l Airport (23 min)
- Located in the center of supply-constrained Inland Empire, along the Agua Mansa Industrial Corridor
- 12.1 miles from 1-215 N (15 min) and 24.8 miles from the San Bernardino Freeway (30 min)



EXCLUSIVELY OFFERED BY:

**Voit**

REAL ESTATE SERVICES



**SHY ASSAR, MBA/MRED**

Senior Vice President | Partner  
License #01964667

**(909) 545-8091**  
sassar@voitco.com



**IAN OZIMEC, CCIM**

Senior Associate  
License #02040261

**(909) 545-8001**  
iozimec@voitco.com



EXCLUSIVELY OFFERED BY:

**Voit**

REAL ESTATE SERVICES



**SHY ASSAR, MBA/MRED**

Senior Vice President | Partner  
License #01964667

**(909) 545-8091**  
assar@voitco.com



**IAN OZIMEC, CCIM**

Senior Associate  
License #02040261

**(909) 545-8001**  
iozimec@voitco.com