



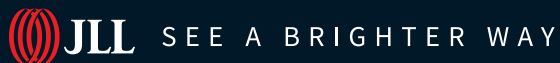
350 W. Valley Blvd., Rialto

492,631 Square Foot Industrial Building

40' clear height

State-of-the-art distribution facility

Excellent proximity to the 10-freeway



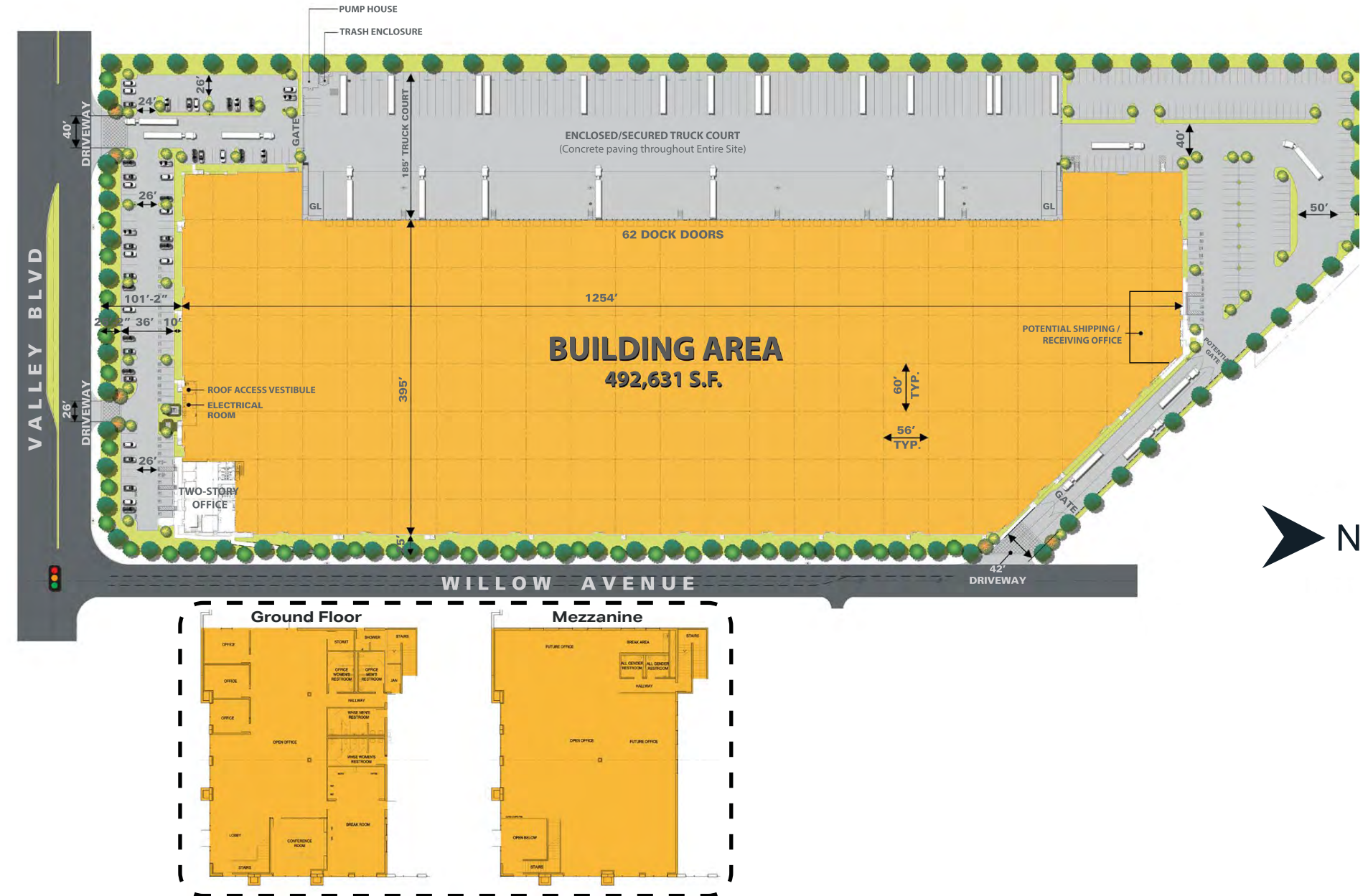
Building specifications

- 492,631 SF
- 40' clear height
- 62 dock-high doors
12 doors equipped with 35,000 lb. mechanical dock levelers
- 2 ground level doors
- 185' truck court fully secured
- ESFR (K-25) sprinkler heads
- 5,642 SF ground floor office
- 5,221 SF mezzanine office
- LED warehouse lighting on wips
- 90 trailer parking stalls
- 289 auto parking stalls
- 4,000 AMPS (power)

Additional building highlights

- 60' x 56' typical column spacing
- 2% sky lights
- Roof can accommodate up to 30,000 SF of solar installation
- (1) Dual level 2 smart electric vehicle charging station. Conduits for up to 27 future additional EV chargers



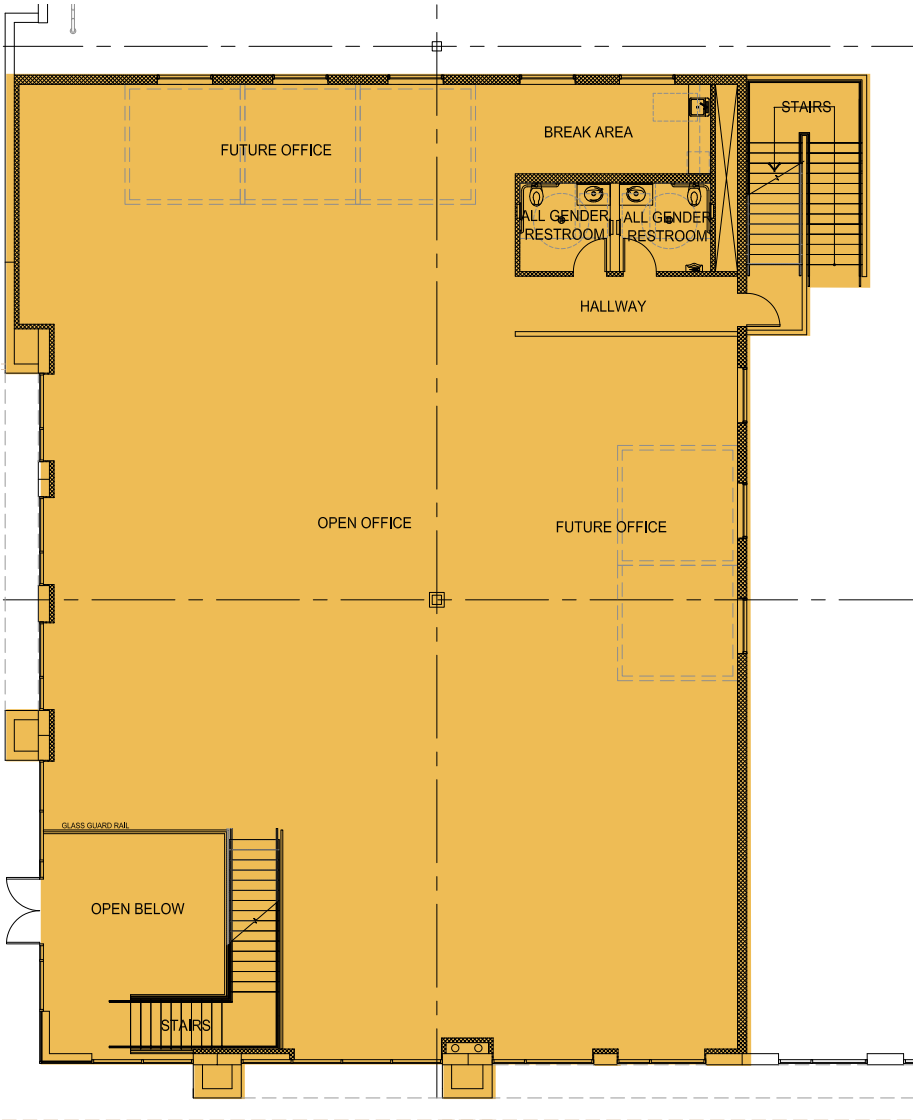


Office site plans

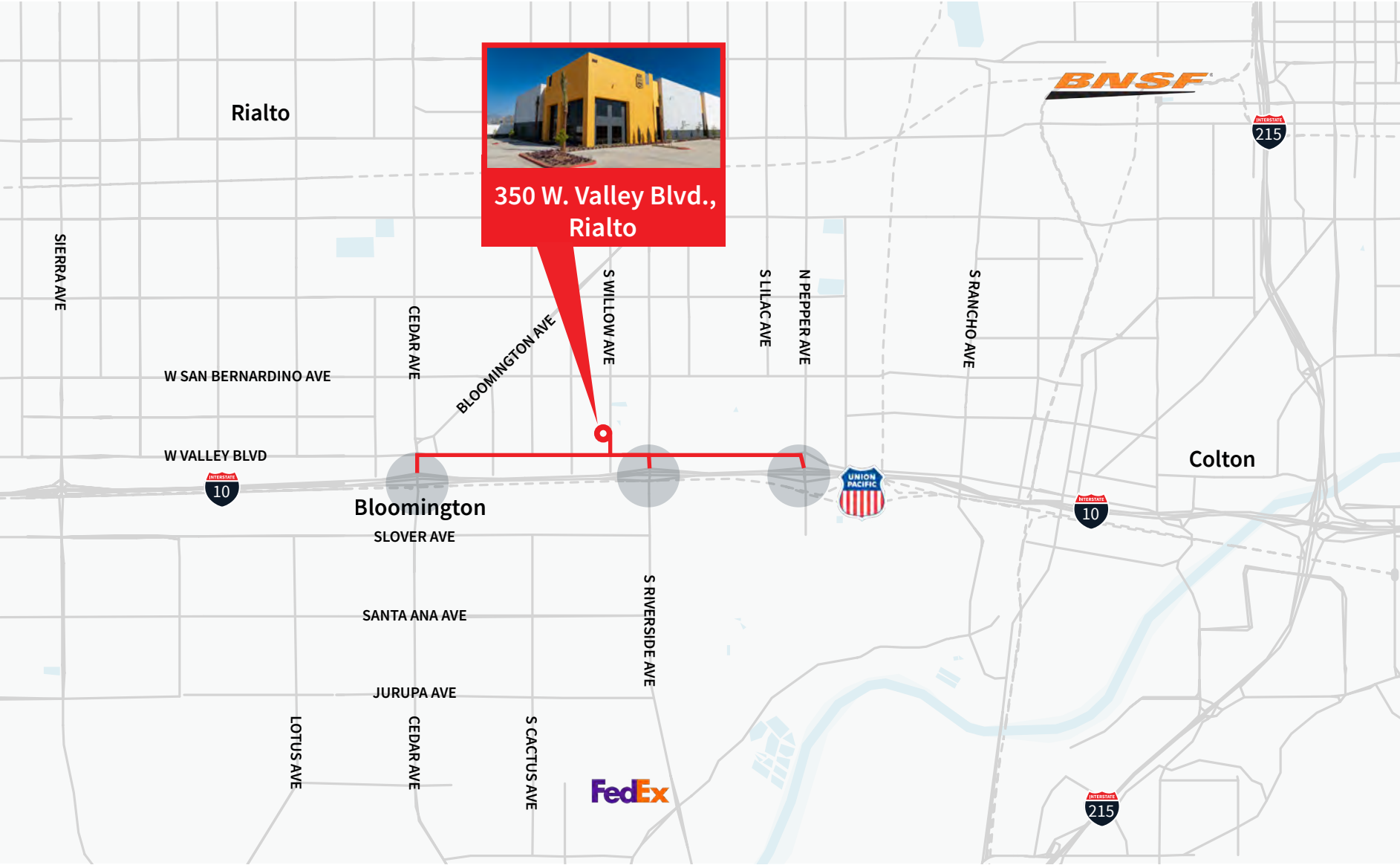
Ground floor - ±5,642 SF



Mezzanine - ±5,221 SF



Locator map





Freeways

I-10 Freeway	.03 Mi
215 Freeway	5.3 Mi
210 Freeway	5.8 Mi
I-15 Freeway	11.4 Mi



Airports

Ontario International	10.1 Mi
San Bernardino International	10.8 Mi
John Wayne	52.2 Mi
LAX	68.5 Mi



Intermodal/Ports

Union Pacific Intermodal Yard	3.1 Mi
BNSF Intermodal Yard	5.5 Mi
Port of Long Beach	67.7 Mi
Port of Los Angeles	69 Mi



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