

19839 W Santa Ana Avenue

RIALTO, CA

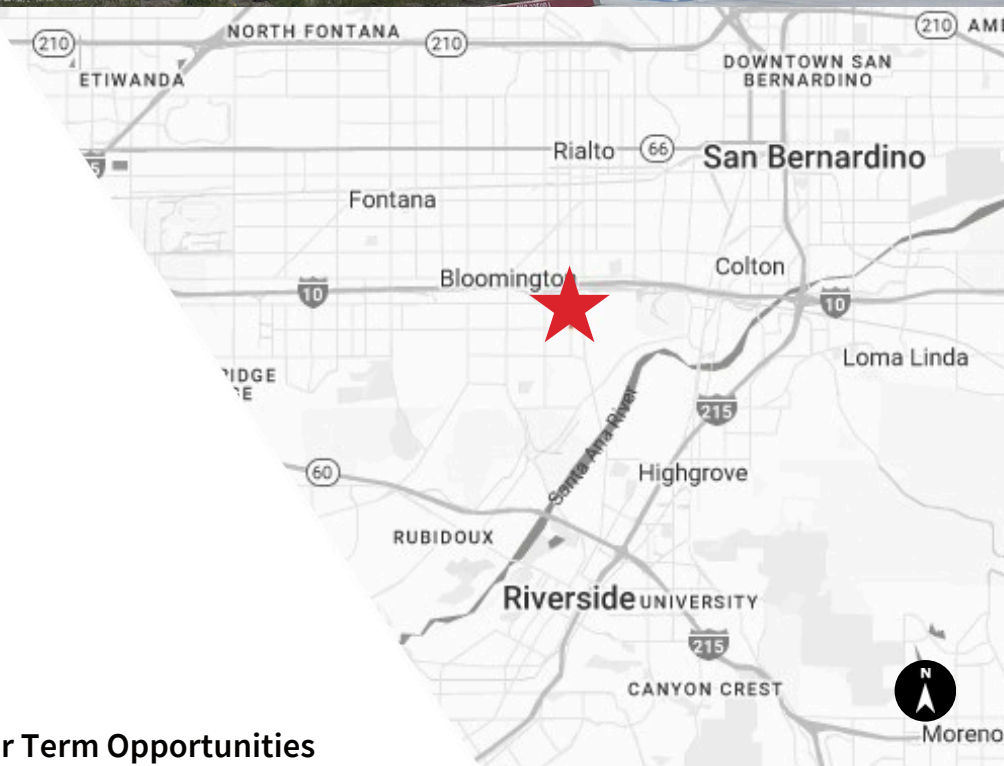
FLEXIBLE TERM AT BELOW MARKET RENTS

±43,208 SF
FOR SUBLEASE



PROPERTY FEATURES

- ▶ Sublease Term Through 2/28/2030
- ▶ ±43,208 SF for Lease
- ▶ Part of Larger ±98,127 SF Building
- ▶ Flexible Office Space Available
- ▶ 6 Dock High Loading Doors
- ▶ 1 Ground Level Loading Door
- ▶ 32' Clear Height
- ▶ ESFR (K-25) Sprinkler System
- ▶ 135' Truck Court
- ▶ ±45 Parking Spaces
- ▶ 1,600 Amps, 277/480V - 3 Phase
- ▶ Secured Perimeter
- ▶ New Construction



Opportunity for Drop Storage or Longer Term Opportunities



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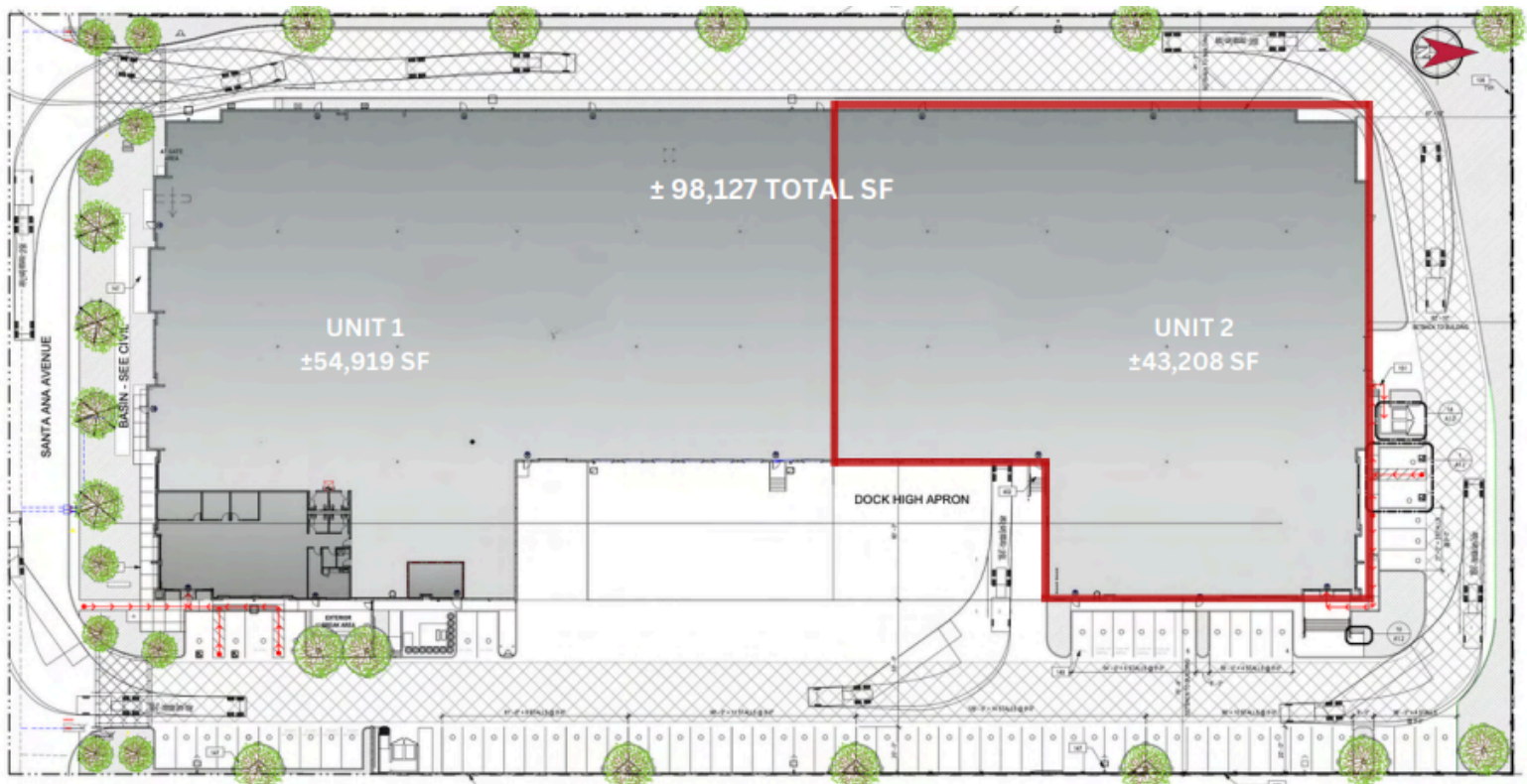
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SITE PLAN



LOCATION HIGHLIGHTS

- 13.4 miles** ▶ Ontario International Airport
- 15.5 miles** ▶ FedEx Ground Hub
- 16.9 miles** ▶ UPS Air Hub
- 1.9 miles** ▶ Union Pacific Colton
- ±75 miles** ▶ Ports of Los Angeles/Long Beach



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