



CLARION PARTNERS



BRIDGE  
LOGISTICS  
PROPERTIES

# For Lease

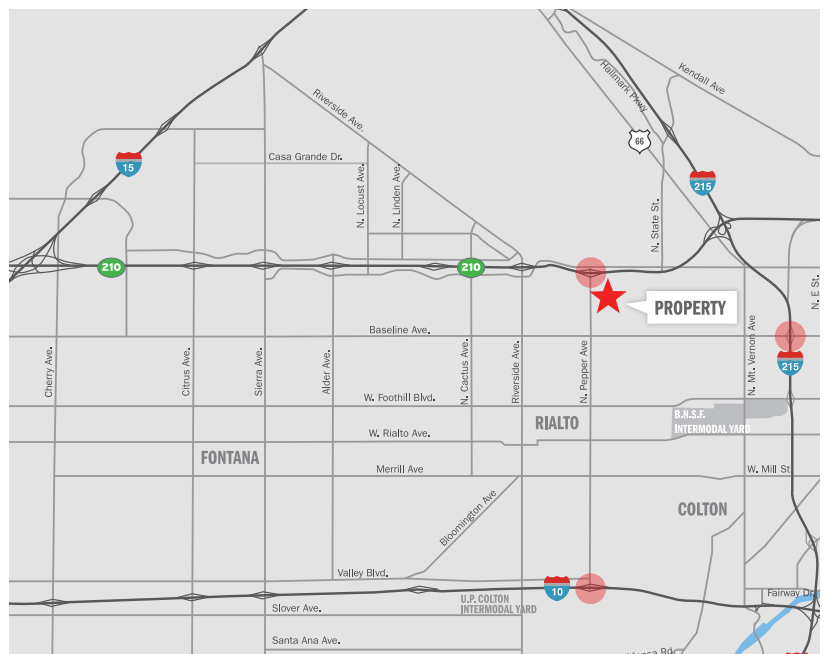
±468,563 Square Feet  
Available

North Rialto Distribution Center | Rialto, CA 92376



## BUILDING HIGHLIGHTS

- » ±468,563 SF free standing state-of-the-art industrial building
- » ±7,100 SF of two story offices
- » 62 Dock high loading doors with 35,000 lb levelers on every other door
- » 2 Ground level loading doors
- » 42' Minimum clear height
- » ESFR fire sprinkler system (K-25 @ 50psi)
- » ±236' Fully secured concrete truck court
- » ±188 Trailer parking spaces (incl. 2-acre excess lot)
- » ±264 Auto parking spaces
- » Dedicated on-site truck queueing lanes
- » 4,000 Amps electrical service (expandable to 8,000 amps)
- » LED warehouse lighting
- » LEED Silver
- » Immediate access to I-15, I-210 & I-215 freeways



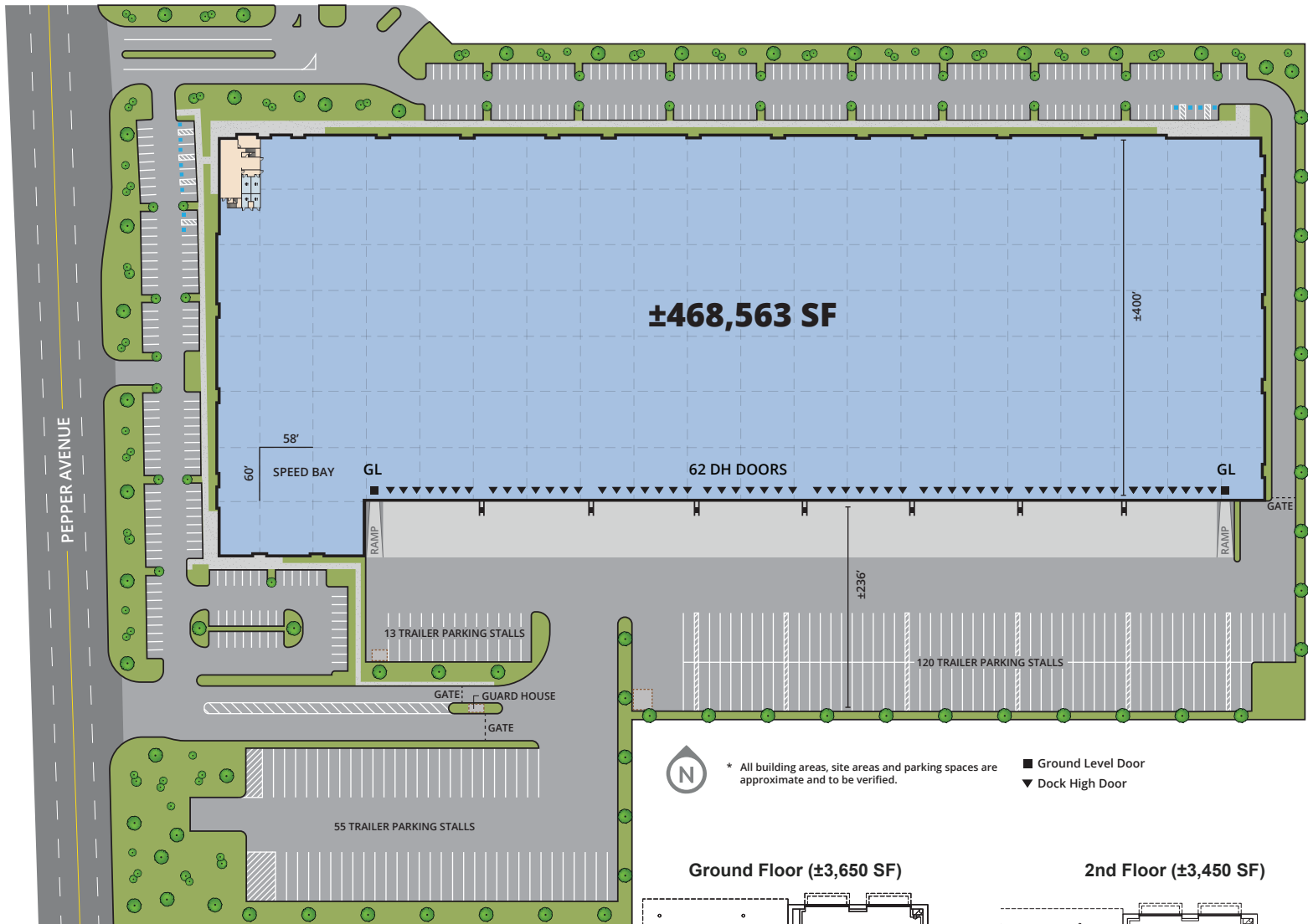


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## North Rialto Distribution Center



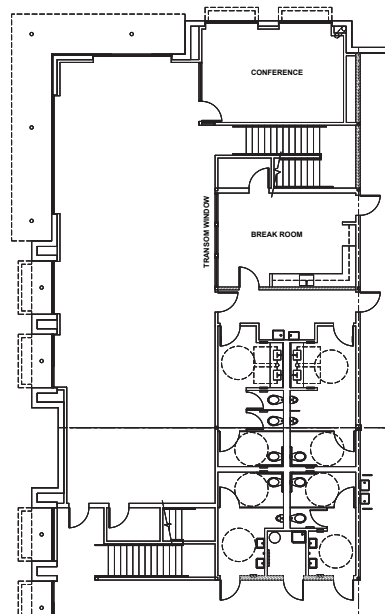
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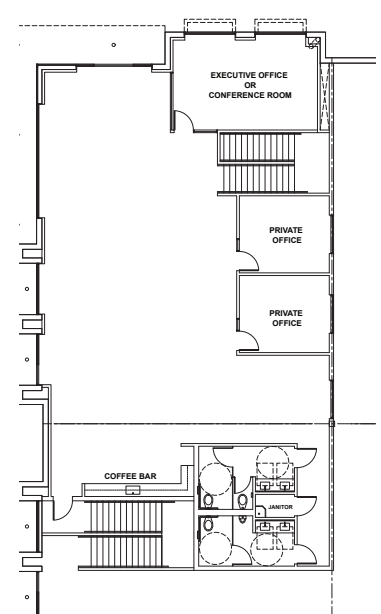
\* All building areas, site areas and parking spaces are approximate and to be verified.

■ Ground Level Door  
▼ Dock High Door

Ground Floor (±3,650 SF)



2nd Floor (±3,450 SF)







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### LOCATION HIGHLIGHTS



**4 miles**  
to BNSF Intermodal Yard -  
San Bernardino



**9 miles**  
to San Bernardino  
International Airport



**72 miles**  
to Los Angeles  
International Airport



**6 miles**  
to Union Pacific Intermodal  
Yard - Colton



**17 miles**  
to Ontario International  
Airport



**73 miles**  
to Ports of Los Angeles  
and Long Beach

*\* All distances reflected above are approximate*



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