



# 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

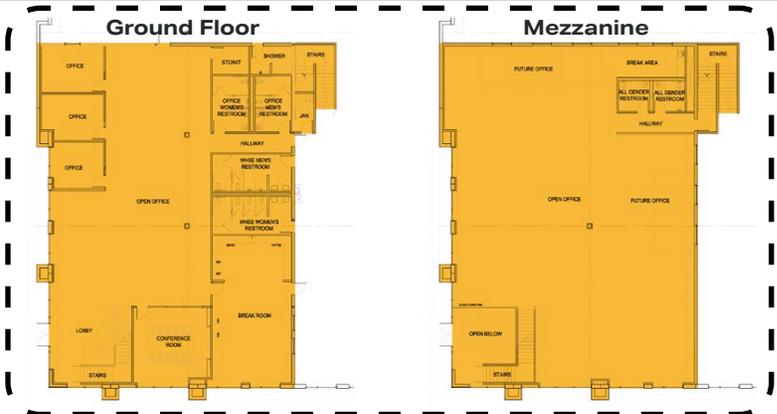
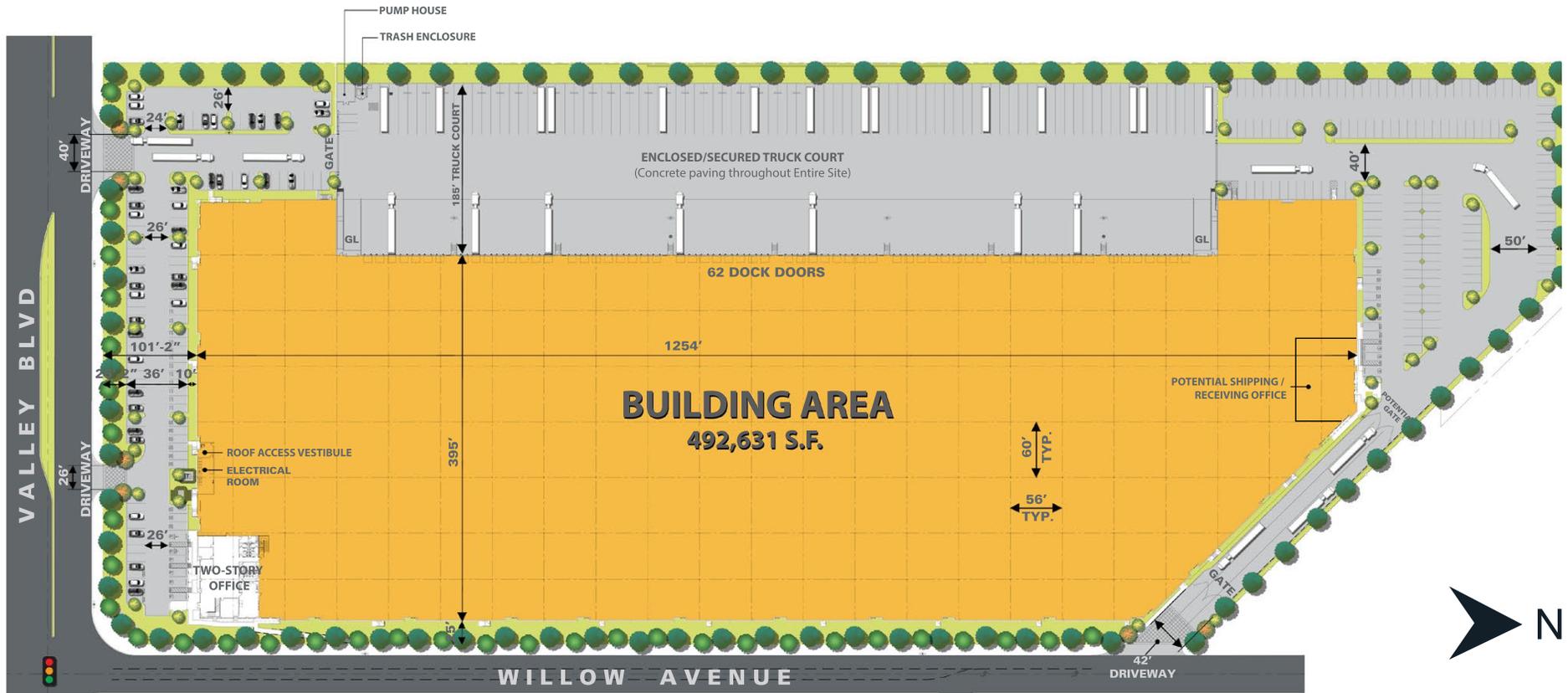
- 492,631 SF
- 40' clear height
- 62 dock-high doors  
12 doors equipped with 35,000 lb. mechanical dock levelers
- 2 ground level doors
- 185' truck court fully secured
- ESR (K-25) sprinkler heads
- 5,642 SF ground floor office
- 5,221 SF mezzanine office
- LED warehouse lighting on wips
- 90 trailer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



# Building site plan

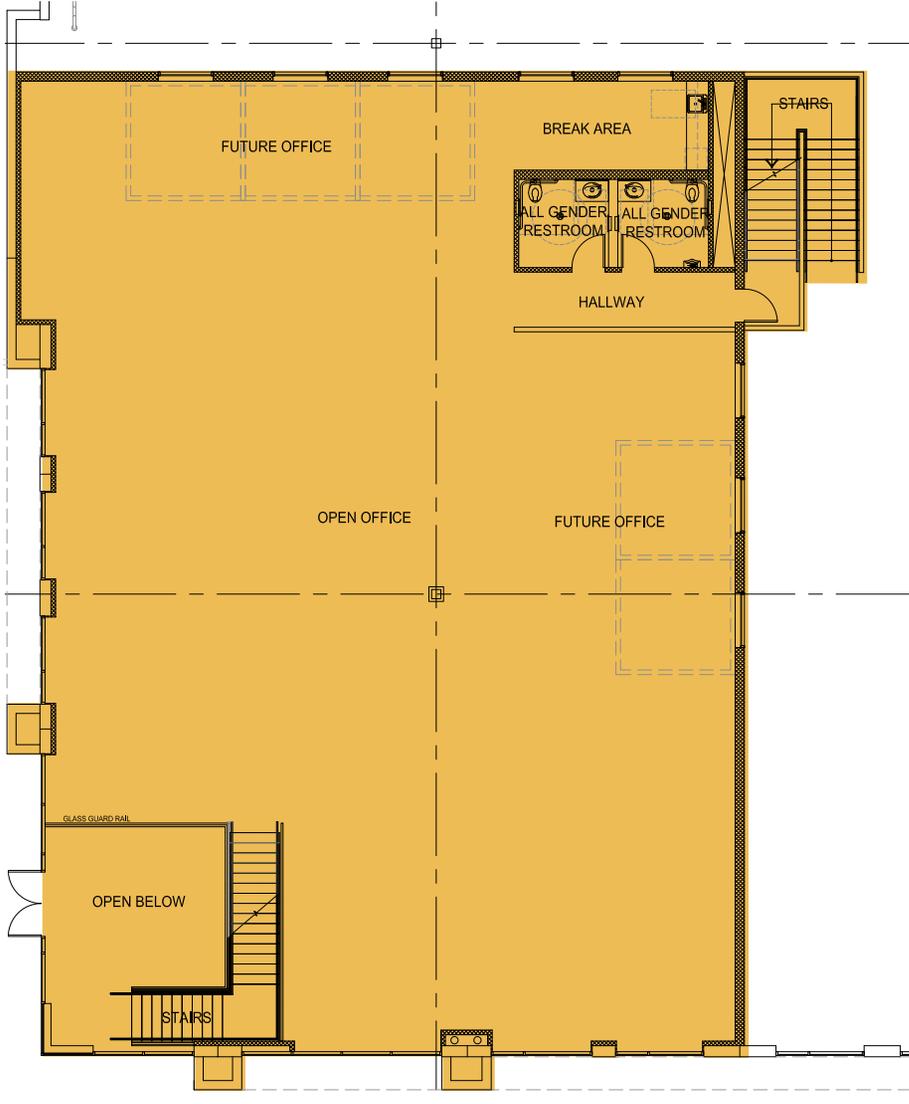


# Office site plans

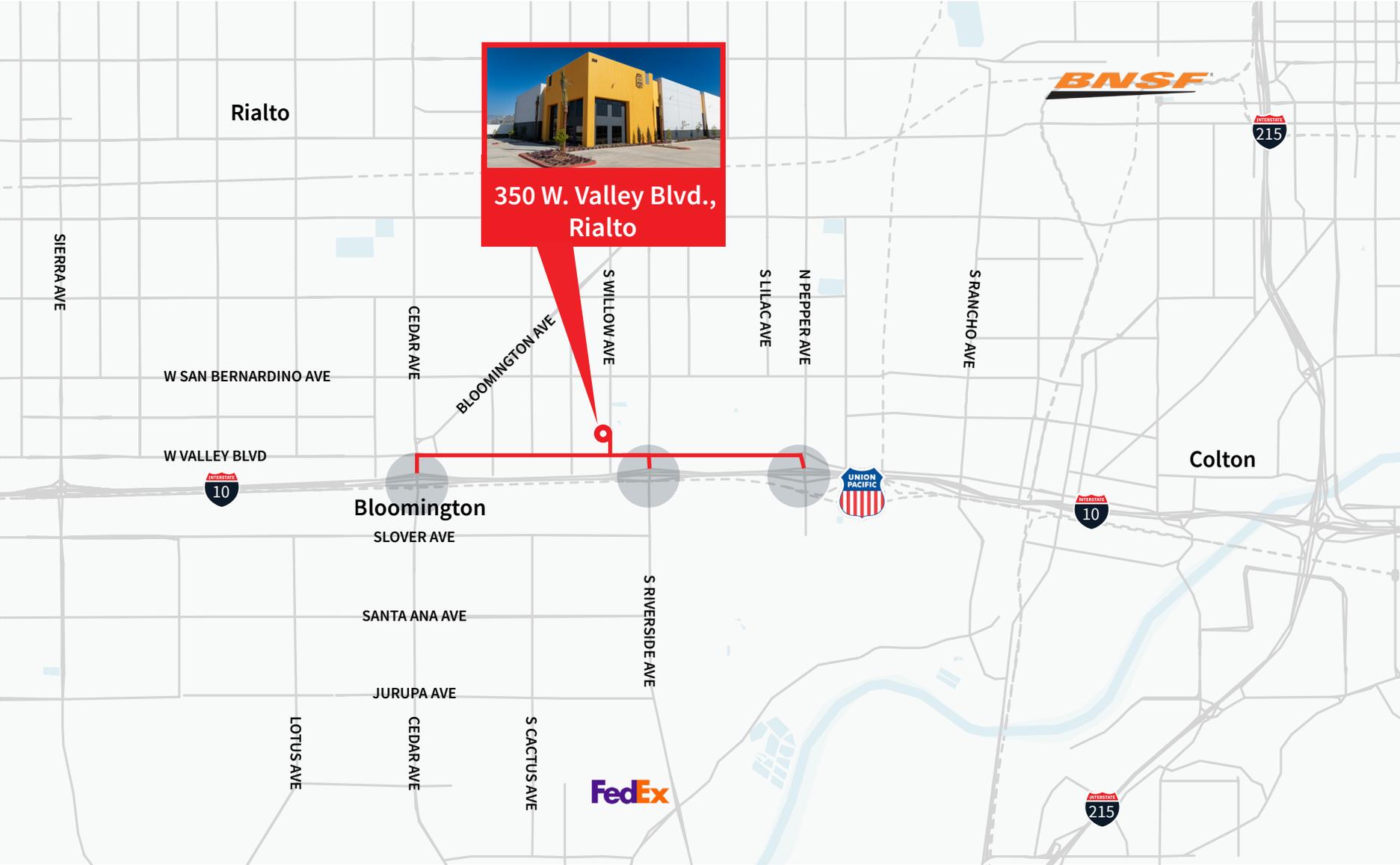
**Ground floor - ±5,642 SF**

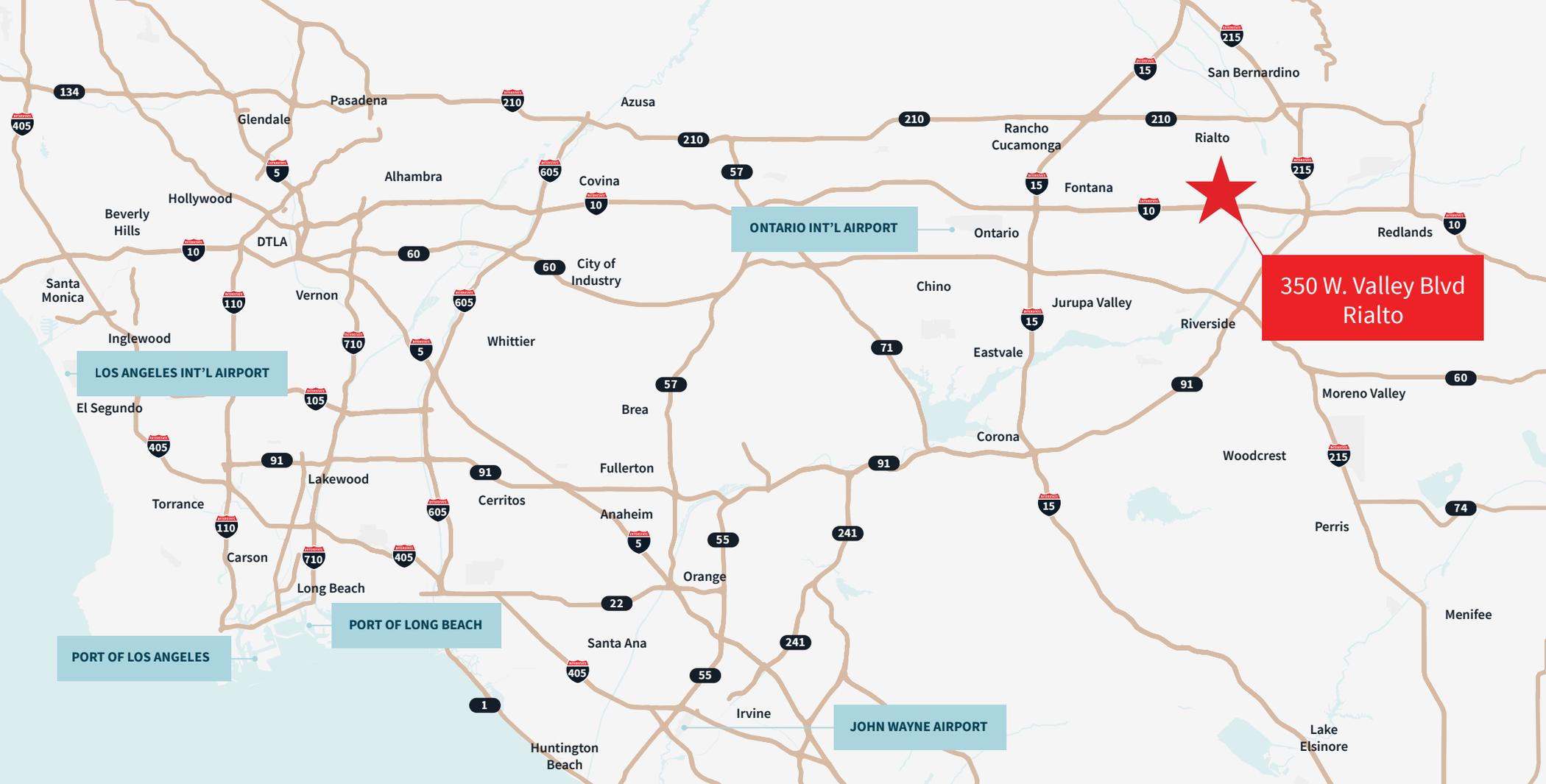


**Mezzanine - ±5,221 SF**



# Locator map





**350 W. Valley Blvd  
Rialto**



**Freeways**

I-10 Freeway	<b>.03 Mi</b>
215 Freeway	<b>5.3 Mi</b>
210 Freeway	<b>5.8 Mi</b>
I-15 Freeway	<b>11.4 Mi</b>



**Airports**

Ontario International	<b>10.1 Mi</b>
San Bernardino International	<b>10.8 Mi</b>
John Wayne	<b>52.2 Mi</b>
LAX	<b>68.5 Mi</b>



**Intermodal/Ports**

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



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