



CLARION PARTNERS



BRIDGE LOGISTICS PROPERTIES

For Lease

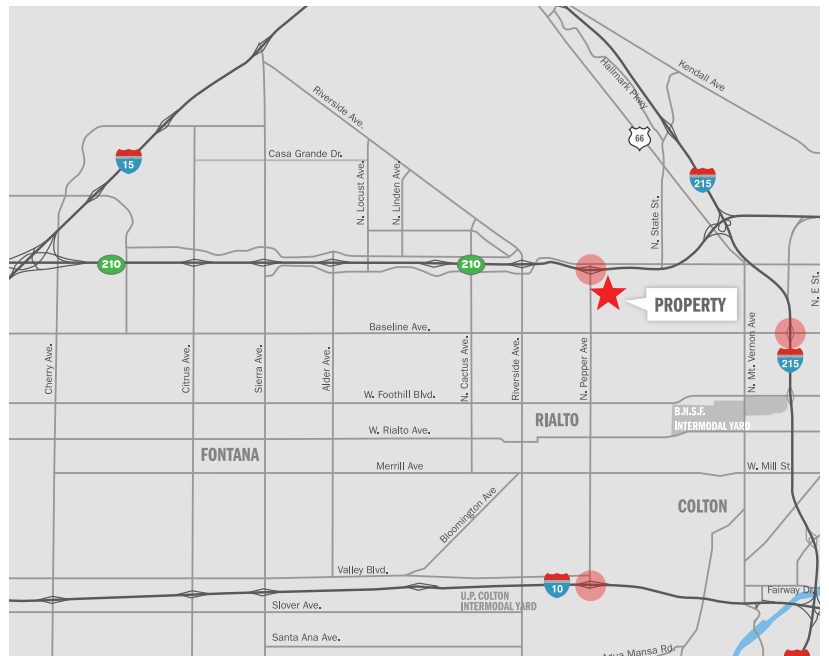
±468,563 Square Feet Available

North Rialto Distribution Center | 1697 N. Pepper Avenue, 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





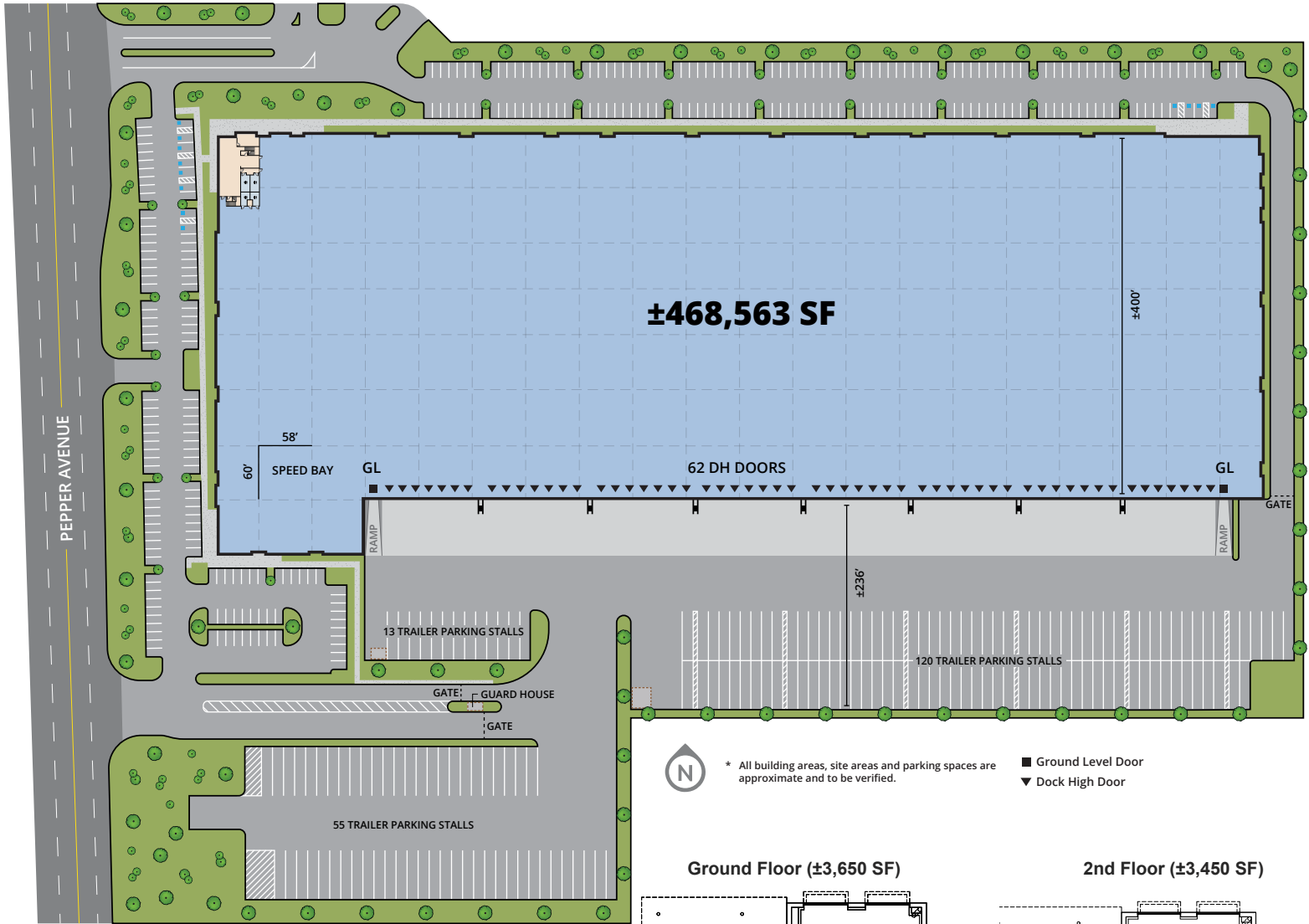
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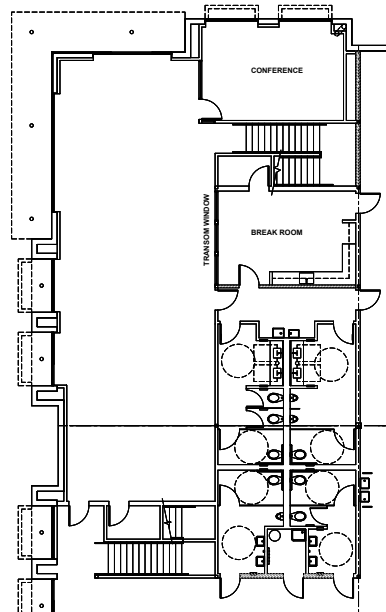
1697 N. Pepper Avenue, Rialto, CA 92376



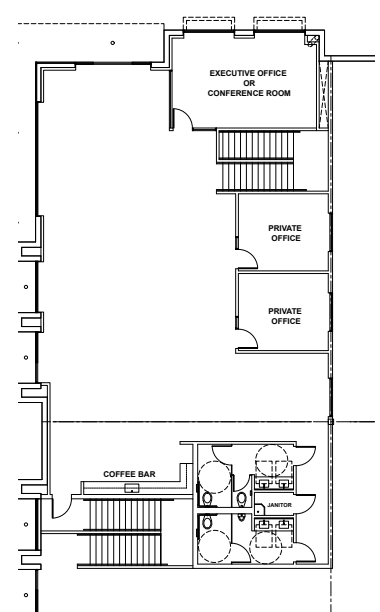
* All building areas, site areas and parking spaces are approximate and to be verified.

- 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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