



CLARION PARTNERS



BRIDGE
LOGISTICS
PROPERTIES

For Lease

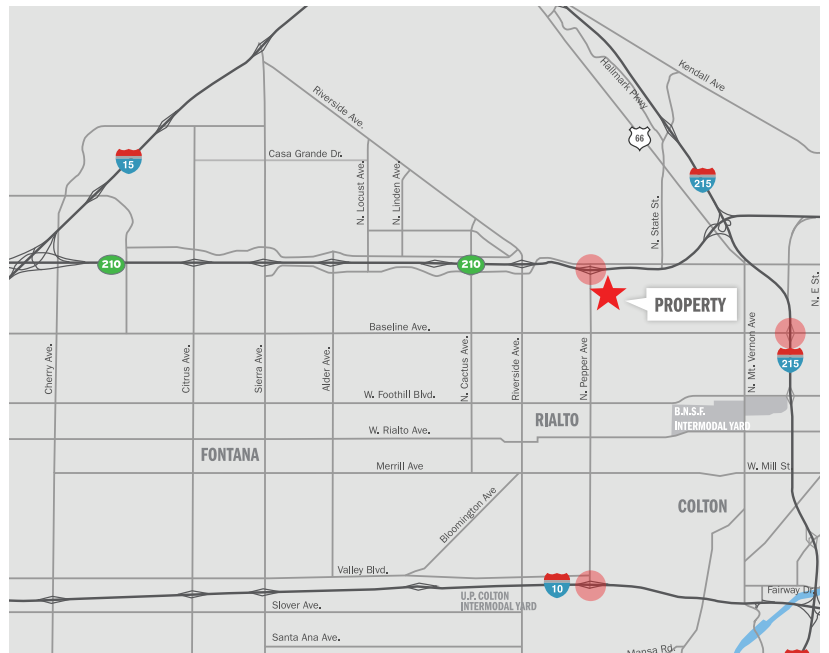
±468,563 Square Feet
Available

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, SR-210 & I-215 freeways





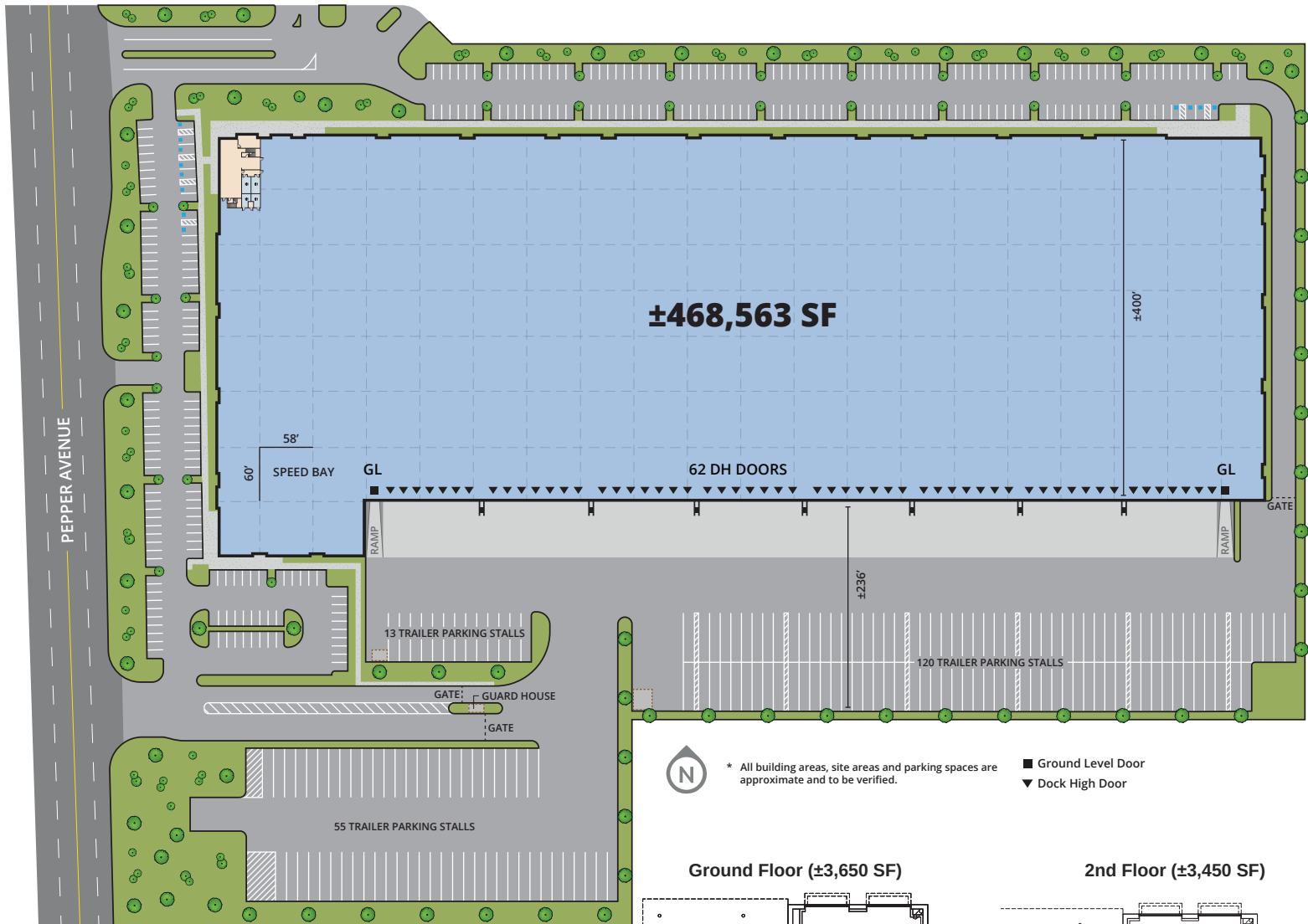
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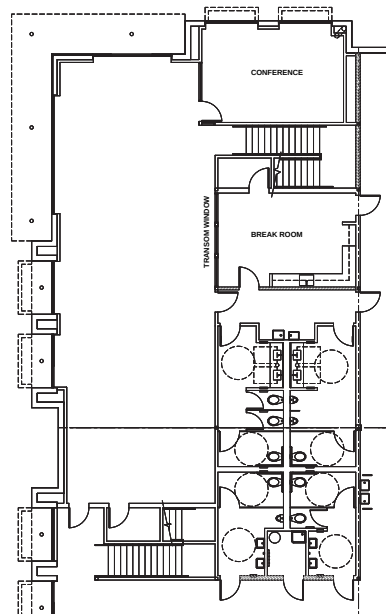
1697 N. Pepper Avenue, Rialto, CA 92376



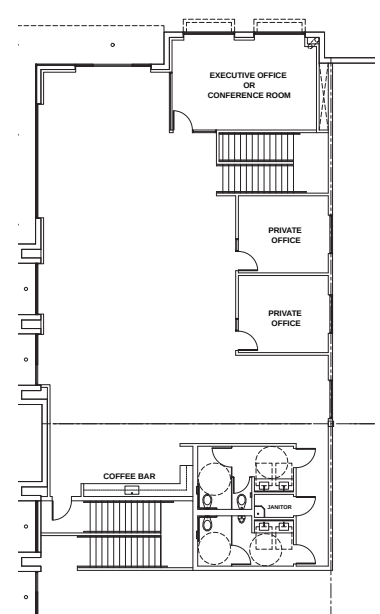
* All building areas, site areas and parking spaces are approximate and to be verified.

■ Ground Level Door
▼ Dock High Door

Ground Floor ($\pm 3,650$ SF)



2nd Floor ($\pm 3,450$ SF)





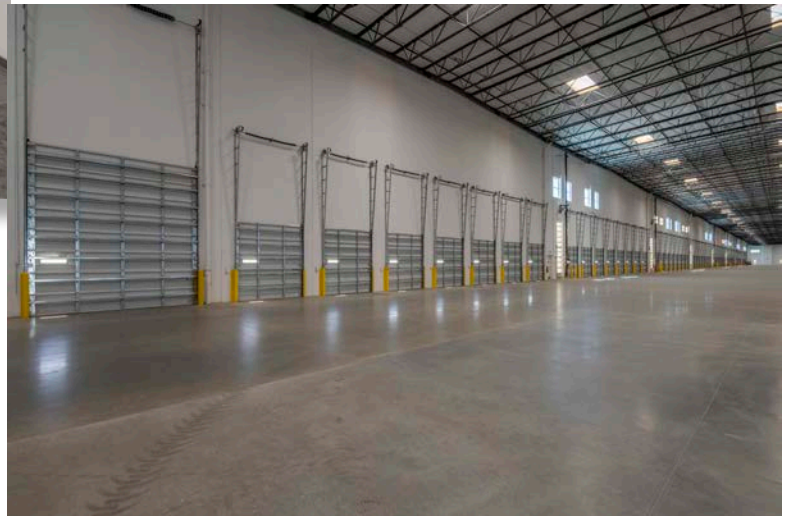
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LOCATION HIGHLIGHTS



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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