

±186,857 SF

HIGH-IMAGE INDUSTRIAL FOR LEASE

2335

**W. WALNUT AVE
RIALTO, CA**

CBRE





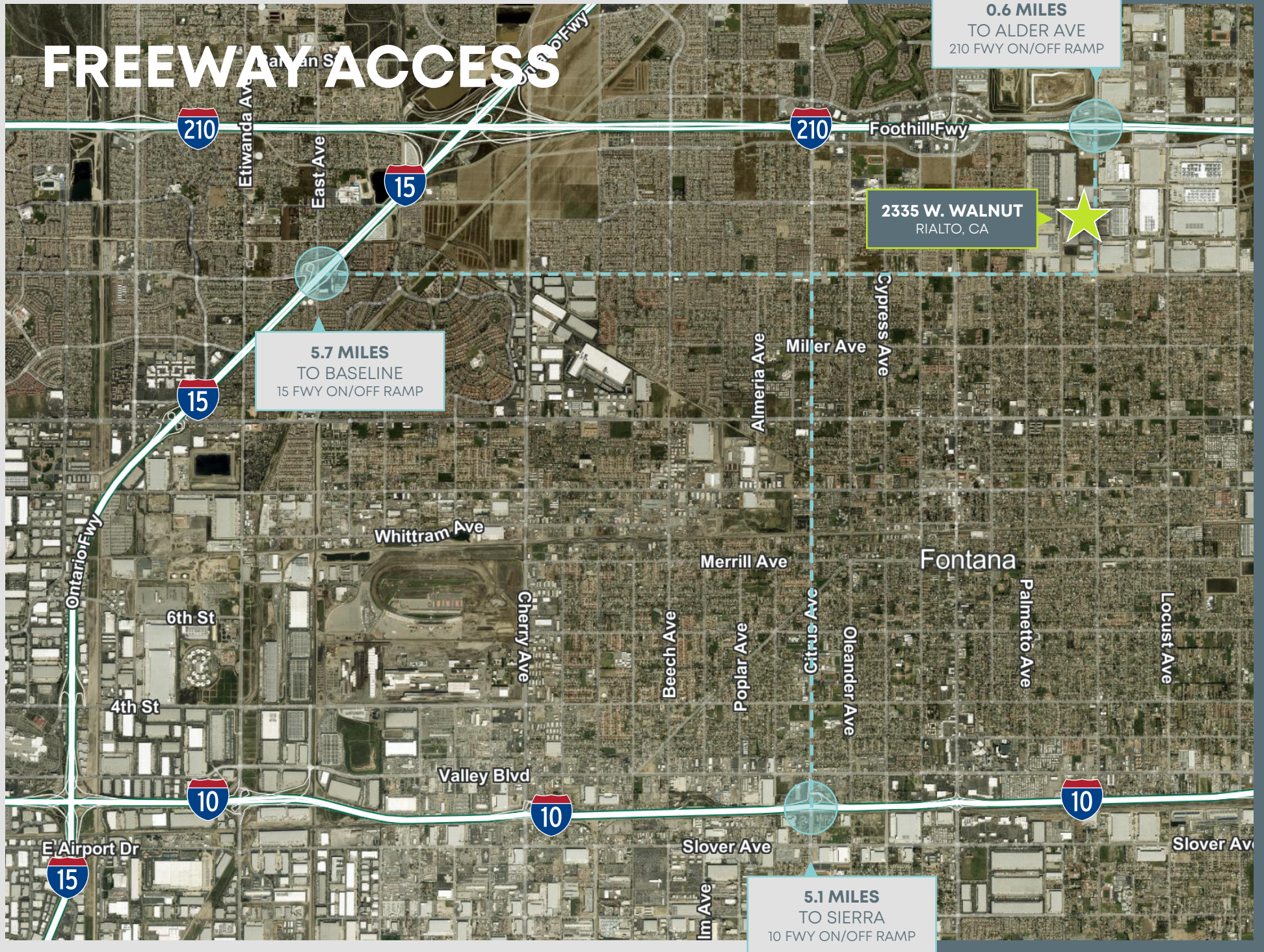
BUILDING FEATURES

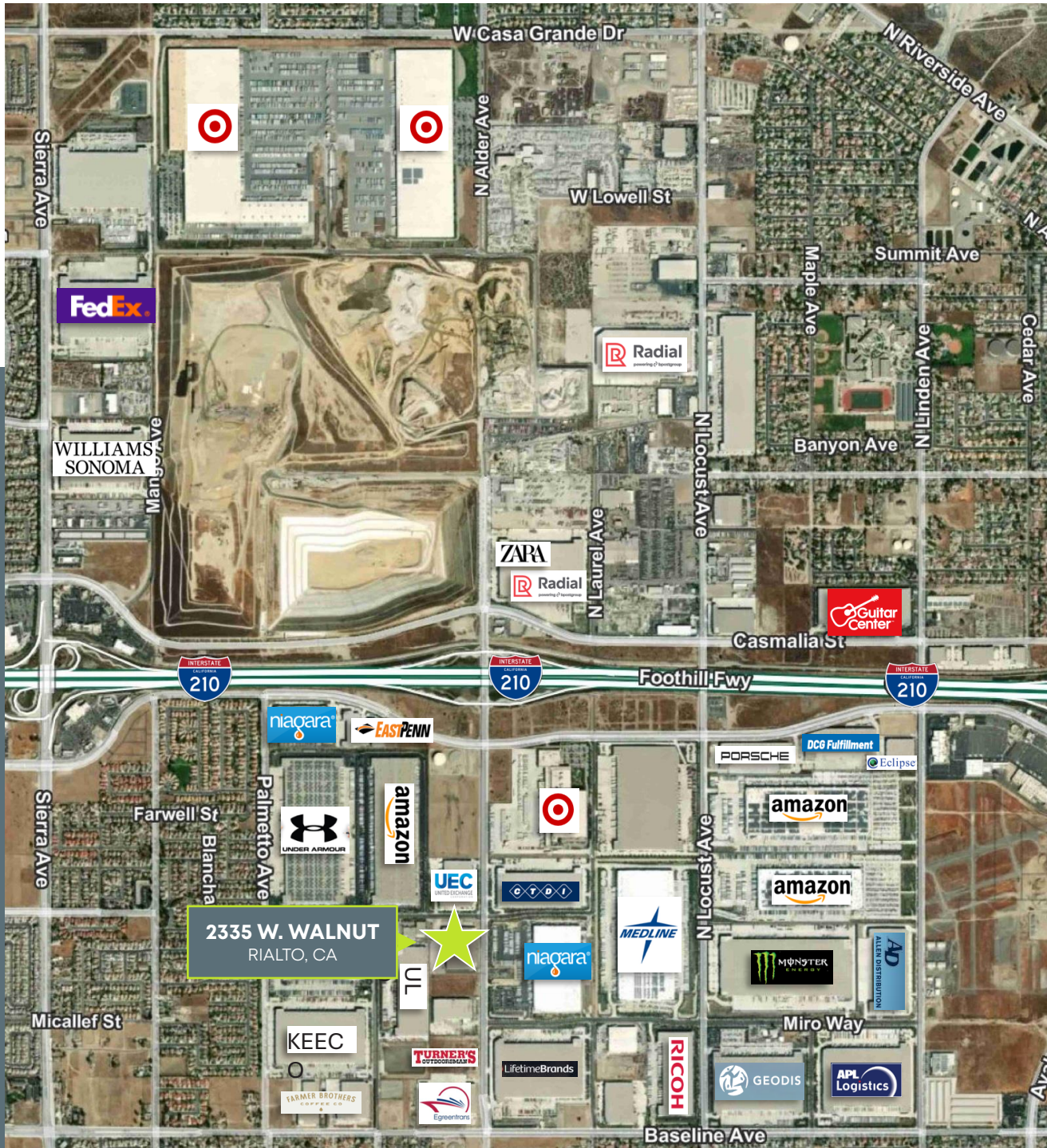
- **±186,857 SF**
- **±5,345 SF Office**
 - 2-Story of Office Space
- **32' Minimum Clear Height**
- **21 Dock Doors (9'x10')**
 - 6 Mechanical Pit Levelers
 - 15 Edge of Dock Levelers
- **1 Ground Level Door (12'x15')**
- **4 Big Ass Fans**
- **LED Warehouse Lighting**
- **3% Skylights**
- **White Scrim Foil**
- **10 Forklift Charging Stations**
- **Columns: 52'-0" by 50'-0"**
Typical Spacing
 - 60' Spacing in Speed Bay
- **Slab on Grade 6" Thick, 4,000 psi**
- **ESFR Sprinklers K-25 Heads**
- **1,200 Amps, 277/480V Power**
 - with 4,000 Amp underground pull service
- **34 Trailer Stalls**
- **125 Auto Stalls**
- **100% Site Concrete Paving**
- **185' Truck Court**
- **2 Ingress and Egress Access Points**



SITE PLAN

FREEWAY ACCESS





CORPORATE NEIGHBORS



2335

**W. WALNUT AVE
RIALTO, CA**

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