

OFFERING MEMORANDUM



WeTrust Realty

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COMMERCIAL SERVICES

EPITOME COMMERCIAL REAL ESTATE



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By WeTrust Realty and Epitome Commercial Real Estate

EXECUTIVE SUMMARY

BUILDING SIZE	+/- 117,253 SF	LOT SIZE	+/- 7.4 ACRE
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BUILDING	Industrial Manufacturing	LOADING	13 Dock Highs
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POWER	8000 AMPS of 480 Volt / 16,000 AMPS of 240/120 Volt		
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YEAR BUILT	1992
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PROPERTY DESCRIPTION

The property consists of approximately 117,253 SF of concrete tilt-up industrial space situated on a 7.4-acre fully fenced and secured lot, providing ample room for large-scale operations, outdoor storage, and trailer parking. The building features clear heights up to 33 feet, multiple loading configurations including dock-high and grade-level doors, and a highly functional layout suitable for distribution, manufacturing, or specialized industrial use.

INVESTMENT HIGHLIGHTS

- **High-Power Industrial Facility:** ±117,253 SF concrete tilt-up building with 8,000 amps of 480V power, ideal for power-intensive operations.
- **The current owner has significantly improved the property with a concrete-paved yard and additional 42,657 SF storage structures (Storage unpermitted see below Site Plan)**
- **Expansion Upside:** Conceptual plan for ±153,000 SF additional development, offering long-term scalability and value-add potential.
- **The yard has been fully improved with concrete paving, providing a high- capacity, low-maintenance surface ideal for industrial operations.**



Comparable



255 S Pepper Ave

San Bernardino, CA 92376 (San Bernardino County) - San Bernardino Submarket



Manufacturing

Sold	11/19/2025	Land Area	13.50 AC/588,060 SF
Sale Price	\$24,000,000 (\$282.35/SF)	Sale Comp Status	Research Complete
RBA	85,000 SF	Sale Comp ID	7422343
Price Status	Confirmed	Parcel Numbers	0142-132-02
Built	1969		



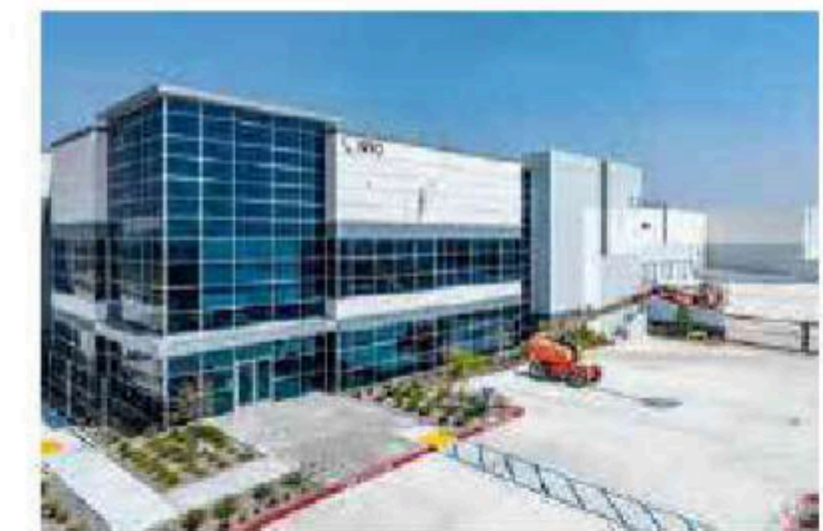
1990 W Renaissance Pky - Link Logistics Center

Rialto, CA 92376 (San Bernardino County) - San Bernardino Submarket



Warehouse

Sold	4/23/2025	Land Area	6.13 AC/267,023 SF
Sale Price	\$38,500,000 (\$286.77/SF)	Sale Comp Status	Research Complete
RBA	134,256 SF	Sale Comp ID	7141488
Price Status	Full Value	Parcel Numbers	0240-211-43
Built	2023		





2688 W Baseline Ave - Palmetto Commerce Center

Rialto, CA 92376 (San Bernardino County) - San Bernardino Submarket



Distribution

Sold	4/18/2025
Sale Price	\$26,582,718 (\$293.00/SF)
RBA (% Leased)	90,726 SF (0%)
Price Status	Confirmed
Built	2024

Land Area	4.25 AC/185,130 SF
Sale Comp Status	Research Complete
Sale Comp ID	7141639
Parcel Numbers	0240-181-13



168 S Spruce Ave

Rialto, CA 92376 (San Bernardino County) - San Bernardino Submarket



Warehouse

Sold	8/12/2025
Sale Price	\$21,000,000 (\$257.81/SF)
RBA	81,455 SF
Price Status	Full Value
Built	2000

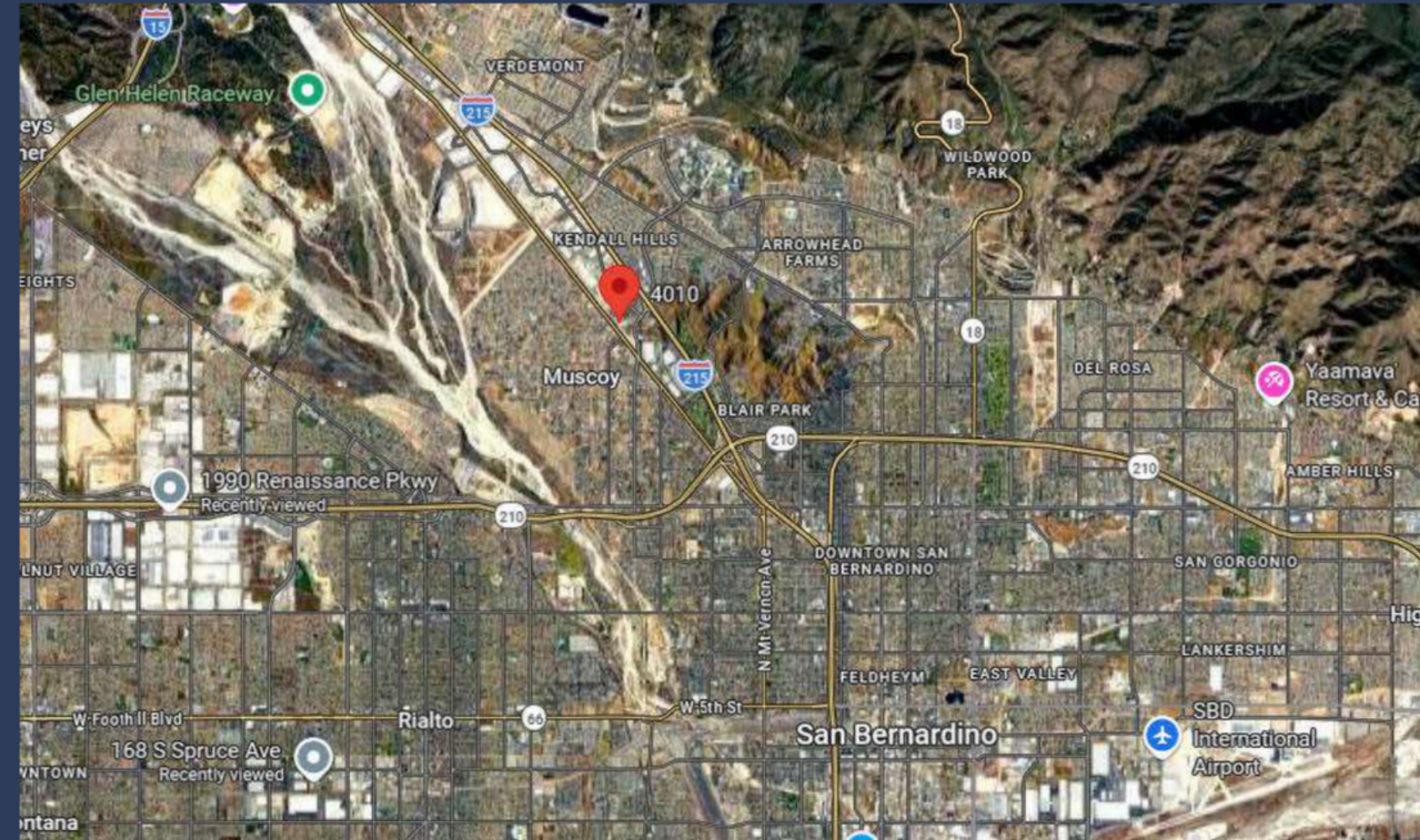
Land Area	11.19 AC/487,436 SF
Sale Comp Status	Research Complete
Sale Comp ID	7295695
Parcel Numbers	0128-151-46



LOCATION HIGHLIGHTS

- **Prime Inland Empire Location**
 - Located in San Bernardino, a key Southern California logistics hub.
- **Excellent Connectivity**
 - Immediate access to Interstate 215 with connectivity to I-10 and I-210.
- **Strategic Business Positioning**
 - Near dense residential areas with strong workforce access.

Surrounded by a wide range of industrial users, supporting long-term demand and operational efficiency.



Floorplan

