

436,650 SF AVAILABLE FREESTANDING BUILDING



FOR LEASE

1464 W MERRILL AVE.

RIALTO | CA

EXCLUSIVE LISTING AGENTS:

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PROPERTY FEATURES



Warehouse:
436,650 SF



57
Dock High Doors



Office:
±4,800 SF

28
Load Levelers



18.74 ACRES
Land Size

4
Drive Ins



32'
Clear Height



Direct Access
on Cedar Ave.

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

436,650 SF AVAILABLE

PROJECT HIGHLIGHTS



Warehouse:
436,650 SF
2 Shop Restrooms



4
Electric Truck Chargers
(Expandable)



Upgradable to K-25
Sprinkler Heads and 75PSI



Office:
±4,800 SF



0.26/1,000 SF
Parking



M2; Rialto
Zoning | Located in
Opportunity Zone



18.74 ACRES
Land Size



2000 AMP
277/480V
Power Panel



Drive Around
Facility



32'
Clear Height



Fluorescent
Lighting
LED Lighting both in
warehouse and for
exterior lighting



Direct Access
on Cedar Ave.



2005
Built

57
Dock High Doors

50'w x 50'd
Bay Spacing



28
Load Levelers



ESFR
Sprinklered with K-14
Heads and 75PSI

4
Drive Ins

- Fenced and secured employee parking
- Fenced and secured
- All concrete yard area
- Edge of dock equipment on 54 Dock high doors.
- 30 dock lights
- 60 foot speed bay
- 14 forklift charging stations
- 145'-185' Truck Court.
- Approx. 4,800 SF of office space with 2 office restrooms and 3 warehouse restrooms.



S-Cedar/Ave.

S-Cedar/Ave.

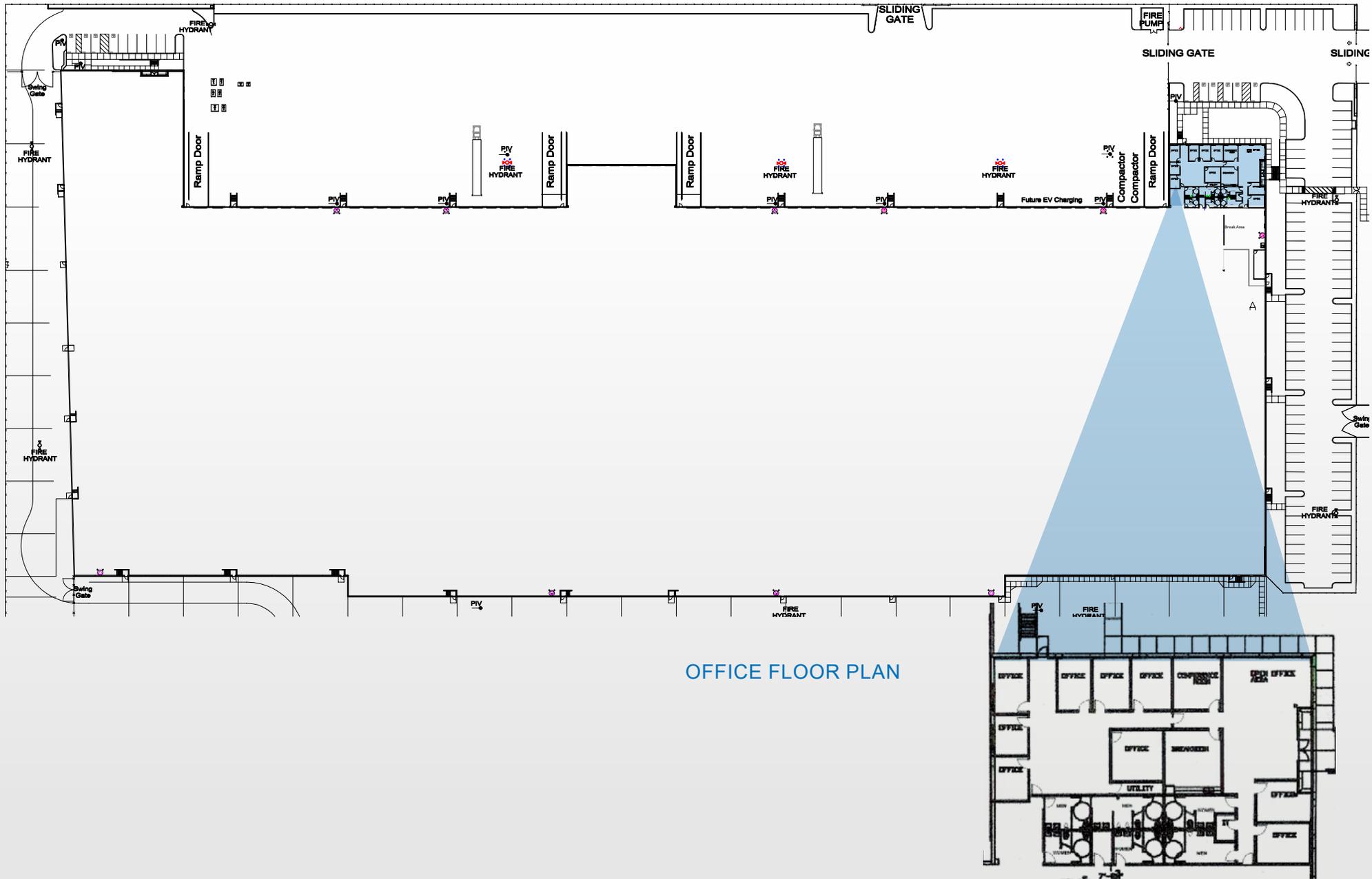
S-Cedar/Ave.

W-Merrill Ave

W-Merrill Ave.

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EXISTING SITE PLAN



OFFICE FLOOR PLAN

1464 W MERRILL AVE RIALTO | CA





CORPORATE NEIGHBORS



amazon niagara

TARGET Guitar Center

Burlington ULTA BEAUTY

EAGLE UNDER ARMOUR

GEODIS MONSTER ENERGY

Mercedes-Benz

TARGET

DELTA

SOUTHERN CALIFORNIA EDISON
Energy for What's Ahead

Walmart

Food 4 Less Denny's

Home Depot STARBUCKS COFFEE 99c ONLY

Walmart

GoPart GP Georgia-Pacific Goodman The Hotel Exchange

1464
W MERRILL AVE
RIALTO | CA

Staples

COSTCO WHOLESALE

AUTO CLUB SPEEDWAY

Food 4 Less

KAISER PERMANENTE

Denny's

planet fitness

STATER BROS. markets

OnTrac

DOREL JUVENILE
Care for Physical Life

VELOCITY TRUCK CENTERS

TRADER JOE'S

San Bernardino Ave.

Lineage

TARGET

LKQ
OEV Recycled - Aluminated by KeyStone

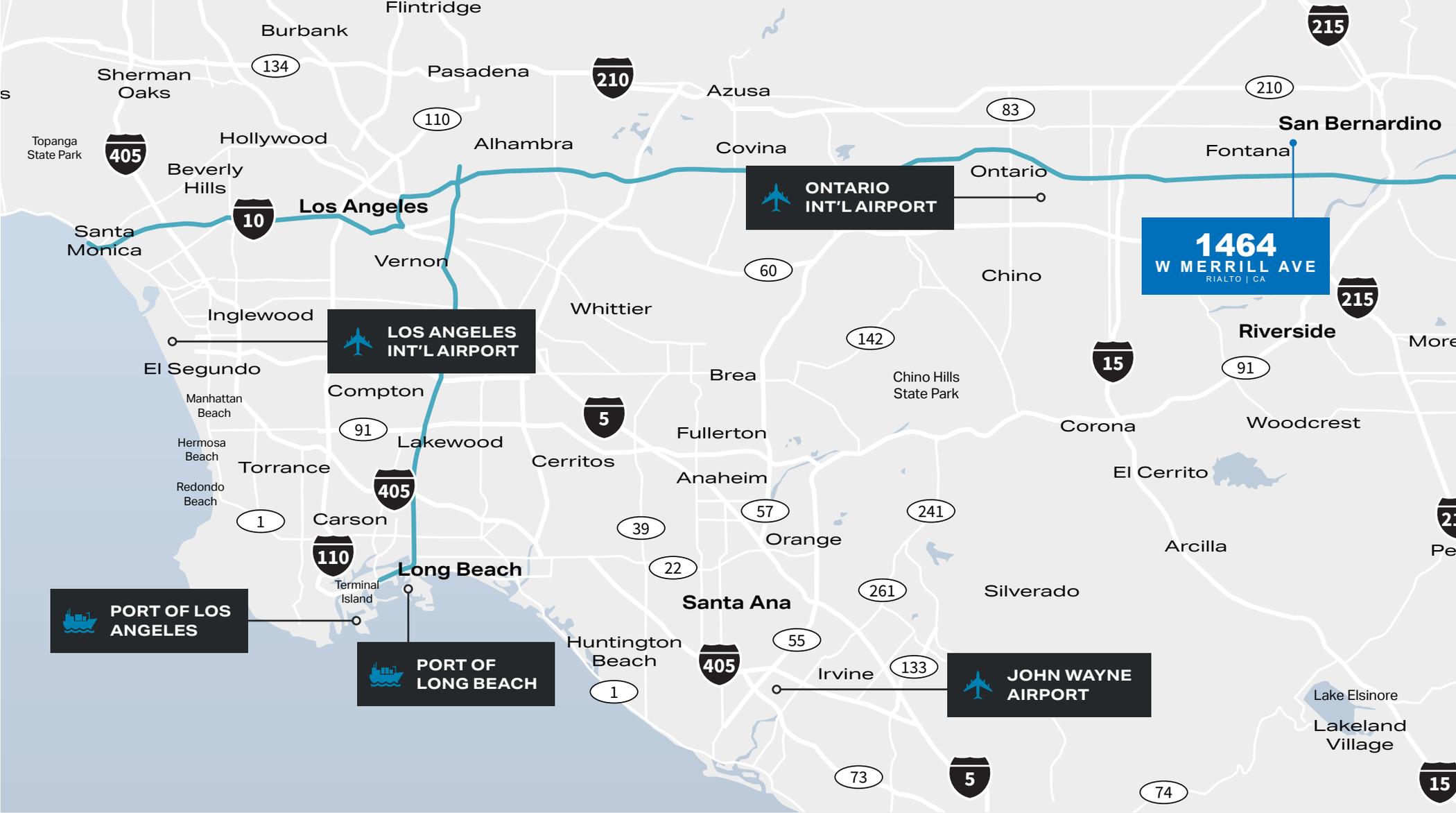
Locust Ave.

K&N Home NB FACTORY STORE niagara RAB WEBER

Smart & Final AÉROPOSTALE babytrend PACIFIC KITCHEN & HOME Saladino's

EXCEL LOGISTICS GREENBALL GEODIS WAXIES SANITARY SUPPLY NONGSHIM

Google



PRIME CENTRAL LOCATION



FREEWAYS

I-10 Freeway	.03 Mi
215 Freeway	5.3 Mi
210 Freeway	5.8 Mi
I-15 Freeway	11.4 Mi



AIRPORTS

Ontario International	10.1 Mi
San Bernardino International	10.8 Mi
John Wayne	52.2 Mi
LAX	68.5 Mi



INTERMODAL/PORTS

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