



BTC III RIALTO CC

2175 N. LINDEN AVENUE, RIALTO, CA, 92377

FOR LEASE/SALE | 378,500 SQ FT | Planned Class A Warehouse Facility | BTS Opportunity



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DEVELOPED BY



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- ±378,500 SF Building
- ±5,622 SF First Floor Office
- Employment Zoning
- 40' Clear Height
- 60' x 56' (Speed Bay) & (Typical) Bay Spacing
- Up to 4,000 AMPs
- ESFR Sprinkler System with K 25 Heads at 45 PSI

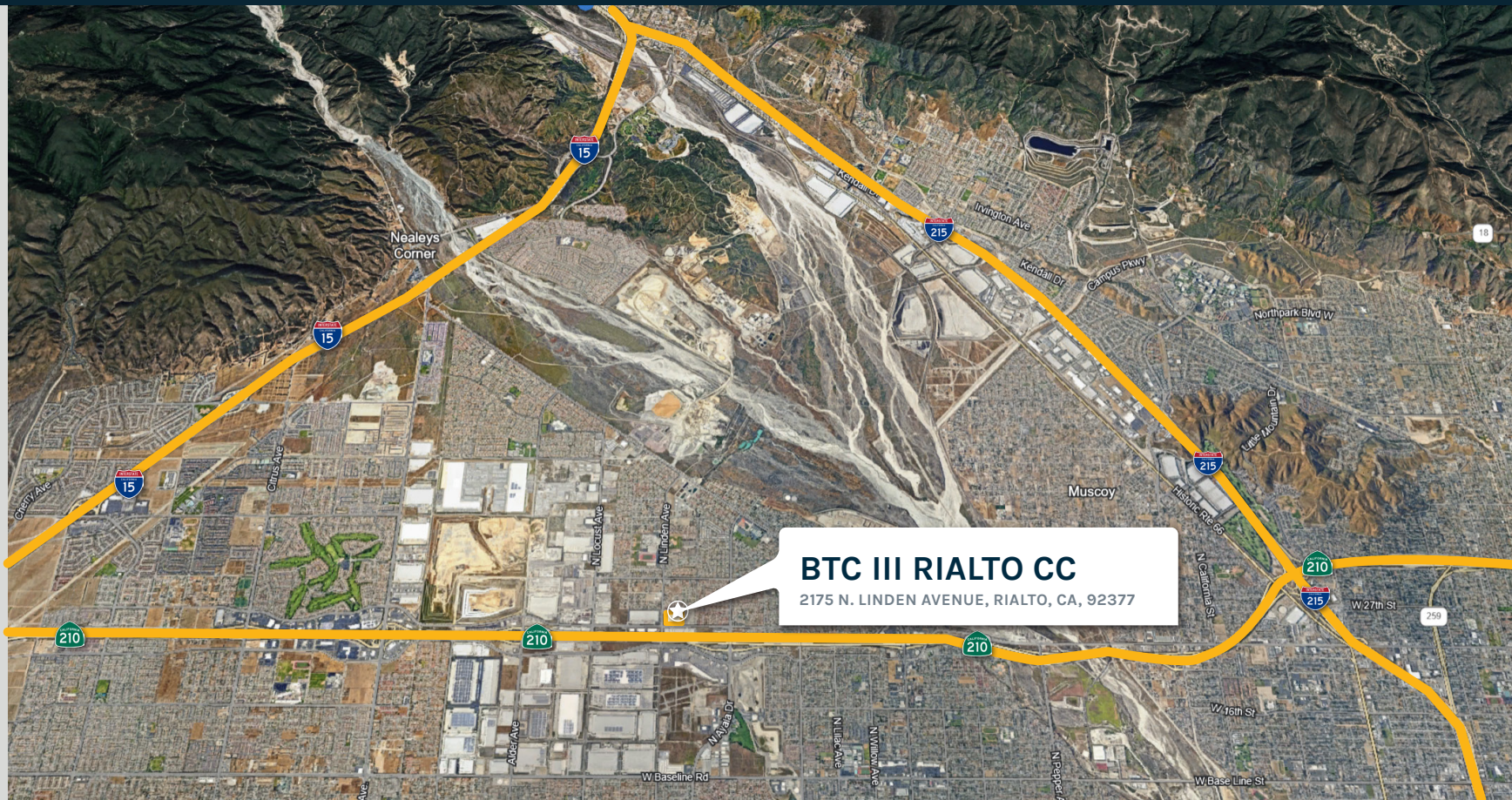
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- PROPERTY LINE**
- LINDEN AVENUE**
- CEDAR AVENUE**
- CASMALIA STREET**
- BUILDING AREA**
378,500 S.F.
- 1034'
- 357'
- 54 DOCK DOORS
- 52 TRAILER STALLS
- MAIN OFFICE
- POTENTIAL OFFICE
- WATER TANK
- PUMP HOUSE
- CELL TOWER PROTECTED IN PLACE
- LEGEND**
- WAREHOUSE
 - CONCRETE
 - LANDSCAPE
- north**



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Location HIGHLIGHTS

- Prime industrial site in the Inland Empire
- Located near major highways I-210, I-15 and I-10
- Close proximity to major logistics and distribution hubs
- Near Metrolink rail service and regional airports
- Strong labor pool in a growing commercial corridor
- Zoned for heavy industrial use with established infrastructure



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Tenant MAP

CORPORATE NEIGHBORS INCLUDE

Target Distribution Center • FedEx Supply Chain • LG Electronics • Thompson Pipe Group
Guitar Center Distribution • Amazon • Radial • Under Armour Warehouse • Niagara Bottling
Kellogg's • Medline • Western Post • Subaru • KeeCo • Monster Distribution



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