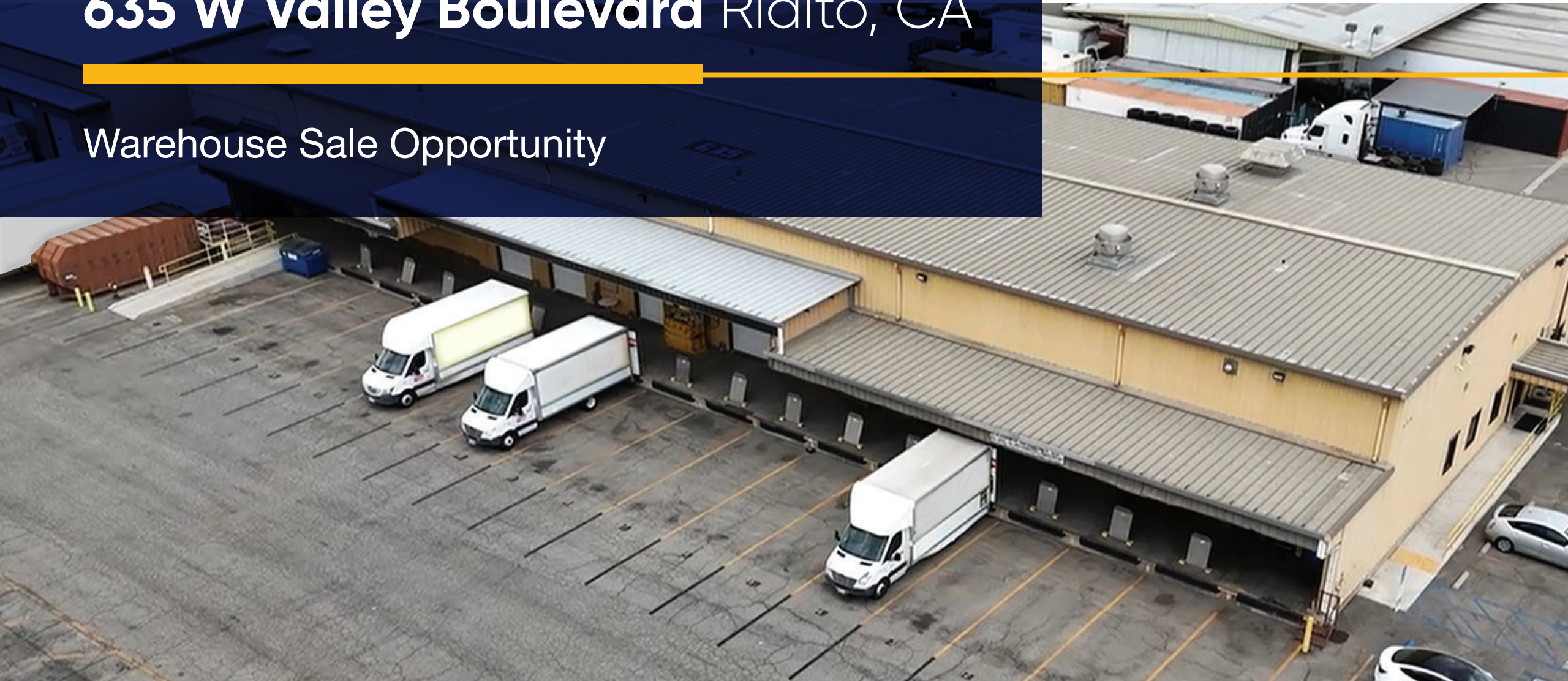


635 W Valley Boulevard Rialto, CA

Warehouse Sale Opportunity



635 W Valley Boulevard Rialto, CA

Sitting on a **2.842 Acre lot**, this versatile **21,894 SF** industrial property features a well-balanced combination of warehouse and office space designed to support efficient operations. The building offers open warehouse space with multiple overhead doors, strong clear heights, and durable steel-frame construction. A **separate on-site fleet service center** and a functional office layout with conference and support spaces further enhance the property's flexibility, making it an excellent purchase opportunity.



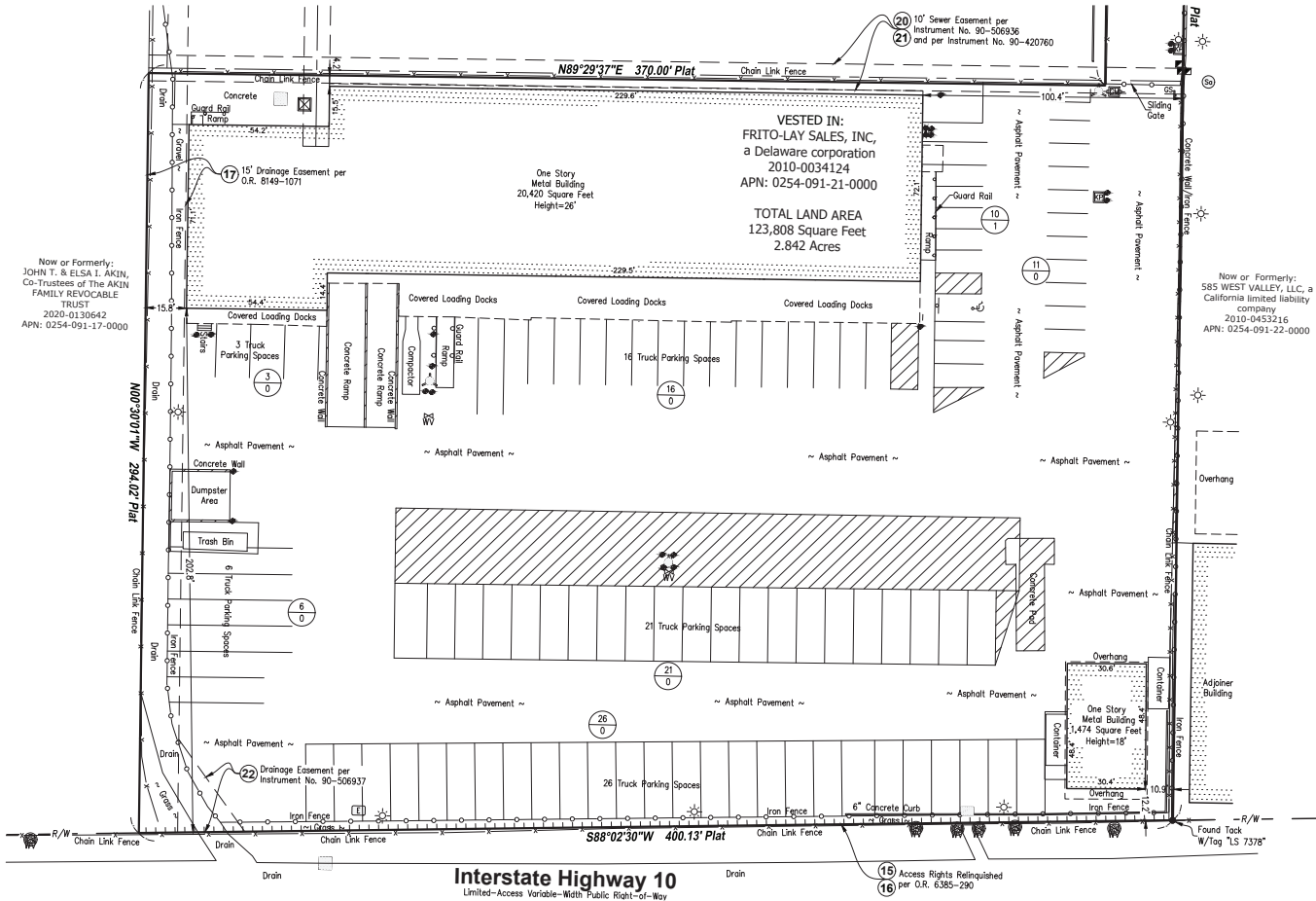
PROPERTY INFORMATION & BUILDING FEATURES

Lot Size	2.842 Acres
Total Improvement	21,894 SF
Total Building Size	± 20,420 SF
Garage Size	1,474 SF
Office Size	± 4,500 SF
Built (Bldg)	1988, 2018 Expansion
Clear Height	± 20'0"
Building Power	4000A, 250V, 3-Phase
Sprinklers	.18 / 2,000
Docks	
Van Loading	20 Dock Platform Positions (10 doors)
Truck Wells	± 2 (Full Size)
Parking	
Auto	21
Box Truck	71 Including Dock Platform Spaces



635 W Valley Boulevard Rialto, CA

APPROXIMATE SITE PLAN



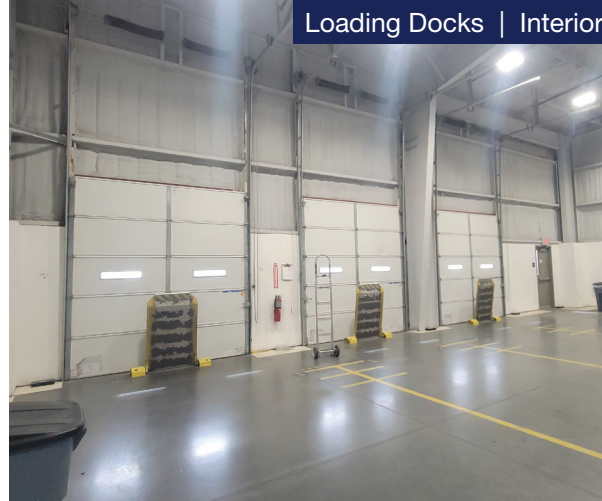
635 W Valley Boulevard Rialto, CA

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Loading Docks | Exterior



Loading Docks | Interior



Office Conference Room



20' Building Height



± 20,420 SF Building



Functional Office Space



Surrounding Amenities



Parks & Recreation

- 1 Rialto City Park
- 2 Joe Sampson Park
- 3 Anderson Park

Retail

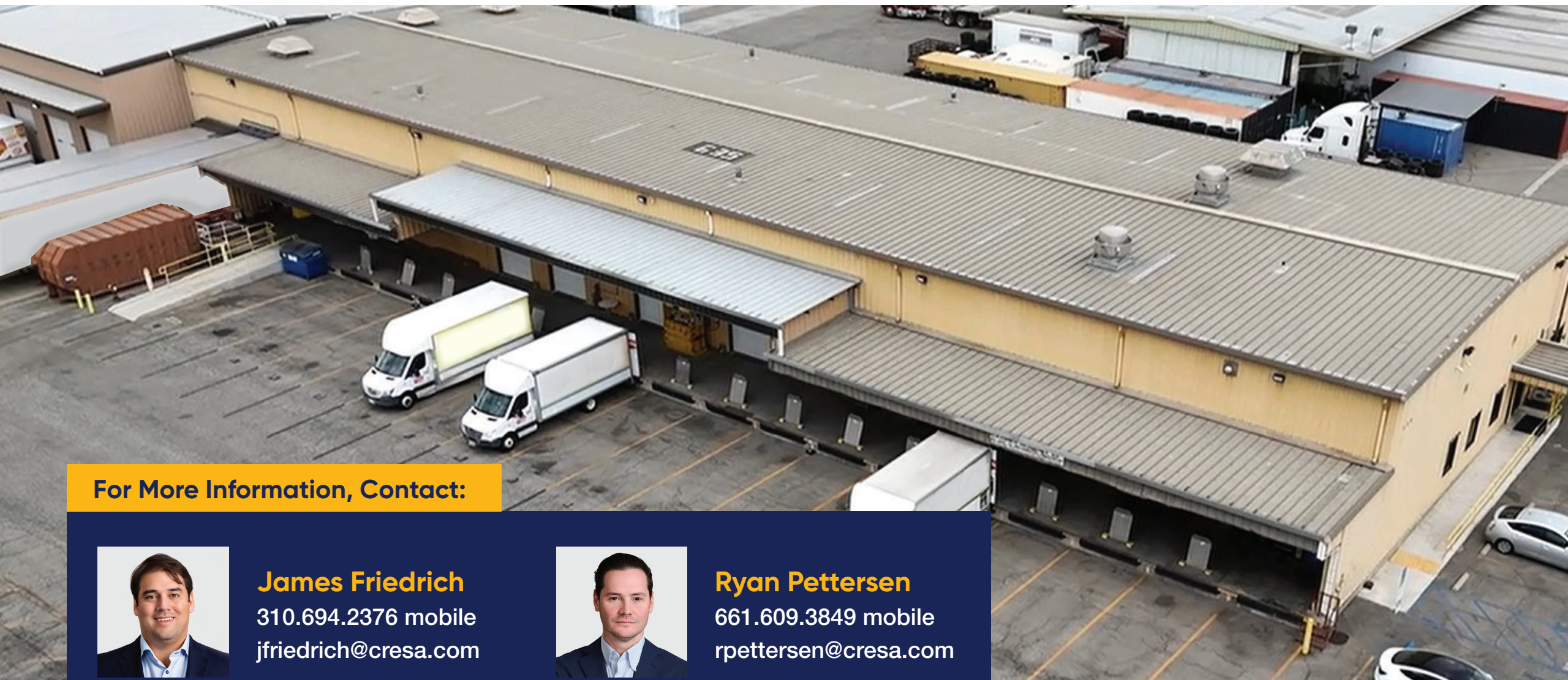
- 1 Juan Pollo
- 2 Goyos Tacos
- 3 Stater Bros. Markets
- 4 Walmart Supercenter
- 5 Dutch Bros Coffee
- 6 In-N-Out Burger
- 7 Starbucks
- 8 Ono Hawaiian BBQ
- 9 Chuze Fitness

Major Tenants

- 1 Go2 Logistics, Inc.
- 2 STG Logistics

Nearby School

- 1 Joe Baca Middle School



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