

# ±11,920 SQ.FT. – INDUSTRIAL – FOR SALE

## 1325 N. FITZGERALD AVE., RIALTO, CA 92376



Fitzgerald Ave.



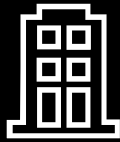
**INLAND  
EMPIRE**

CAL DRE # 02120868

KW COMMERCIAL  
3595-1 Inland Empire Blvd.  
Suite 1250  
Ontario, CA 91764  
909.980.6868



# PROPERTY FEATURES



## BUILDING SIZE

±11,920 sq.ft.

## LOT SIZE

±1.13 - Acres (±49,223 sq.ft.)



## PARCELS

APN'S: 0264-213-39-0000



## ZONING

I-AR, per the City of Rialto, CA

# PROPERTY HIGHLIGHTS

- Multi-Tenant Building, Currently 3 Units but can be Divisible up to 6 Units
- ± 3,000 sq.ft. Office Space
- ±400 AMPS to Each Unit (Separately Metered, Verify)
- ±13' Clear Height
- 6 Ground Level Doors
- Freestanding Building with Possible Private Yard
- ±0.8 Miles to the 210 Freeway & Ayala Dr. On/Off Ramp, Centrally Located Between I-15 & I-215 Freeways



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This multi-tenant, freestanding building offers exceptional flexibility and functionality for a range of business operations. Currently configured with three units, the property can be subdivided into up to six individual units, each separately metered with ±200 AMPS of power (verification required).

A potential private yard enhances the building's appeal, providing additional space for storage or outdoor operations. This highly adaptable property is a strategic choice for businesses seeking proximity to key commercial corridors, flexible unit configurations, and robust power supply.

Positioned just ±0.8 miles from the I-210 Freeway and the Ayala Drive On/Off ramp, this property has prime access to major transportation routes, including the I-15 and I-215 freeways, offering seamless connectivity to the Inland Empire and beyond.



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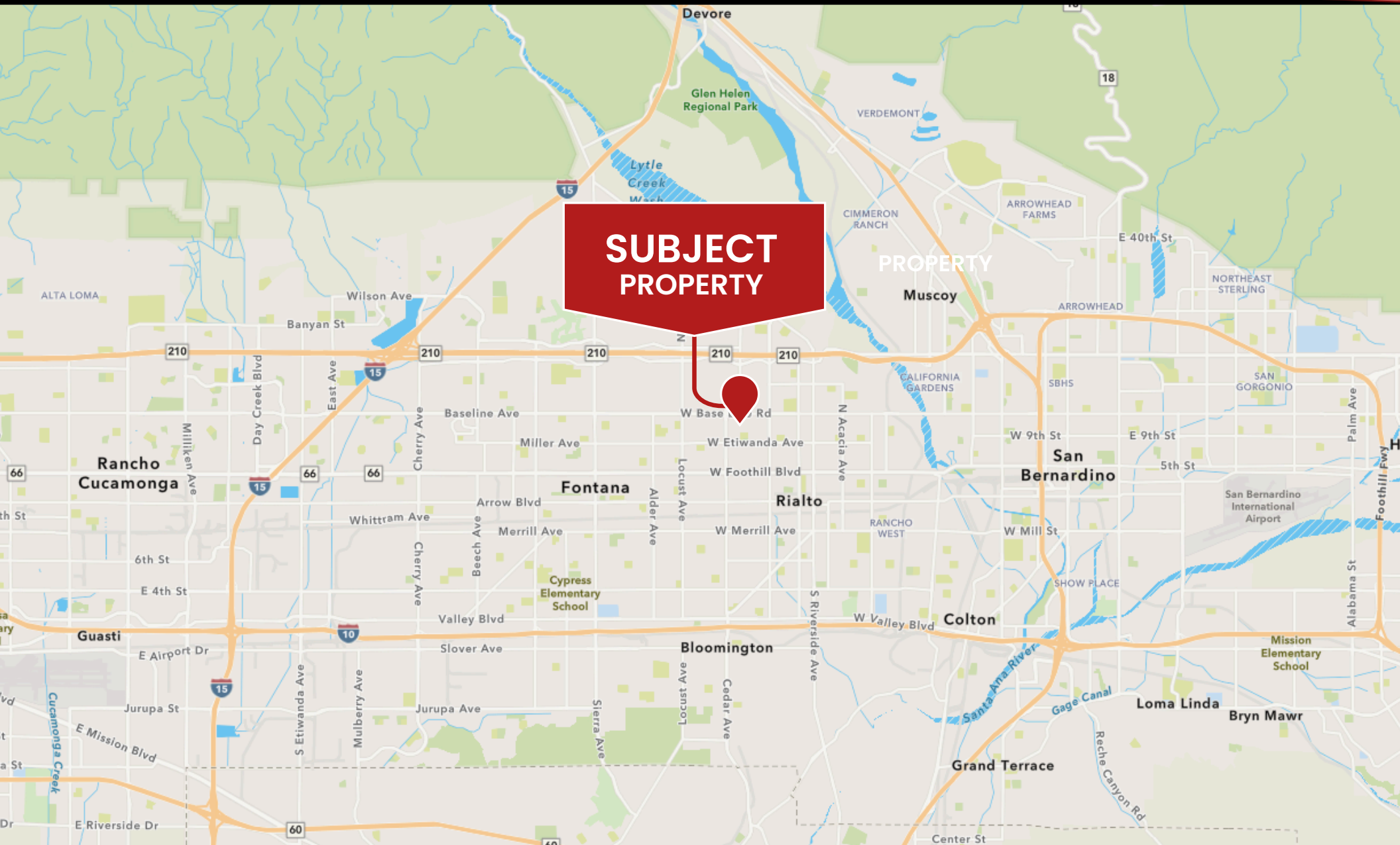
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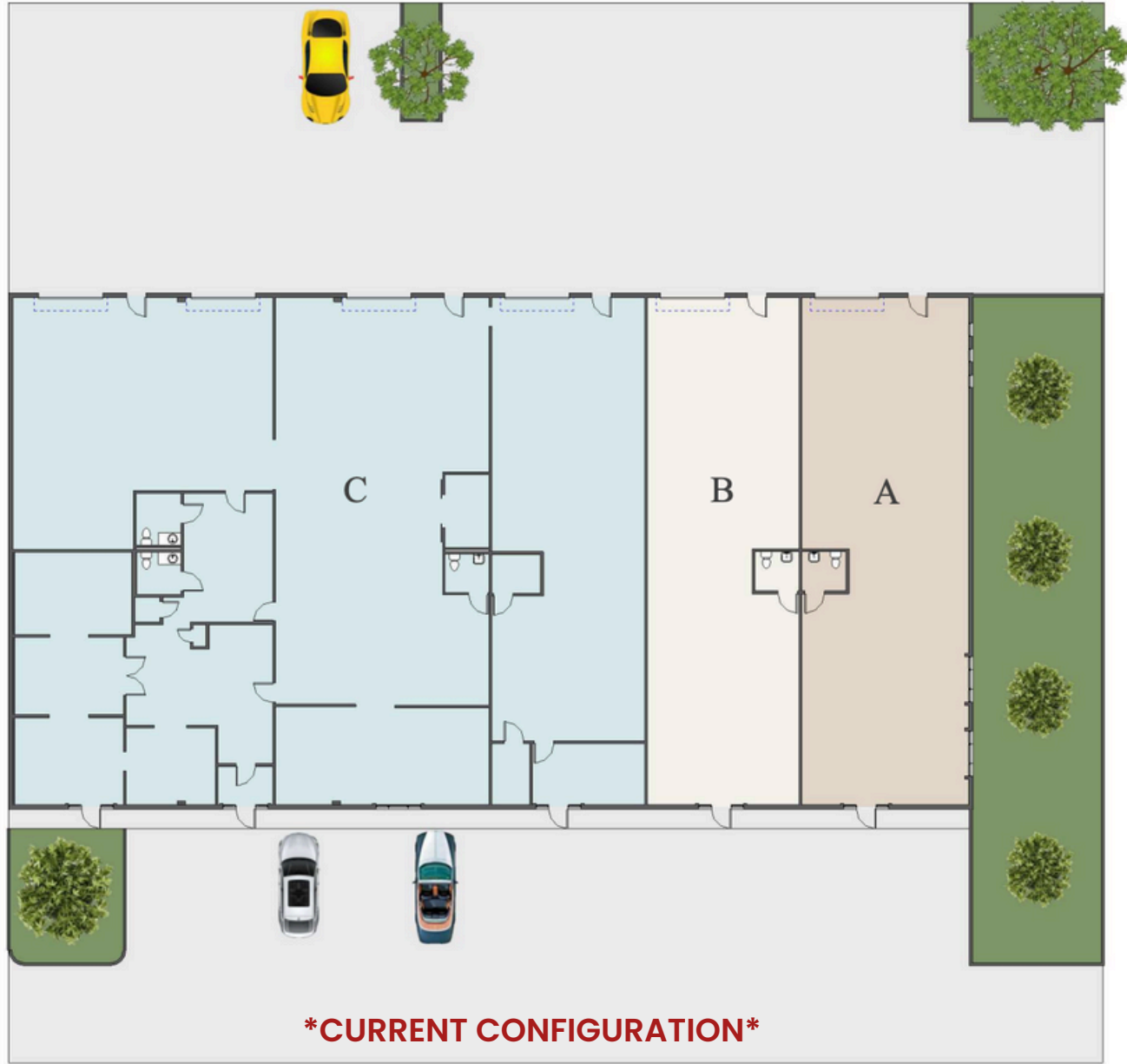
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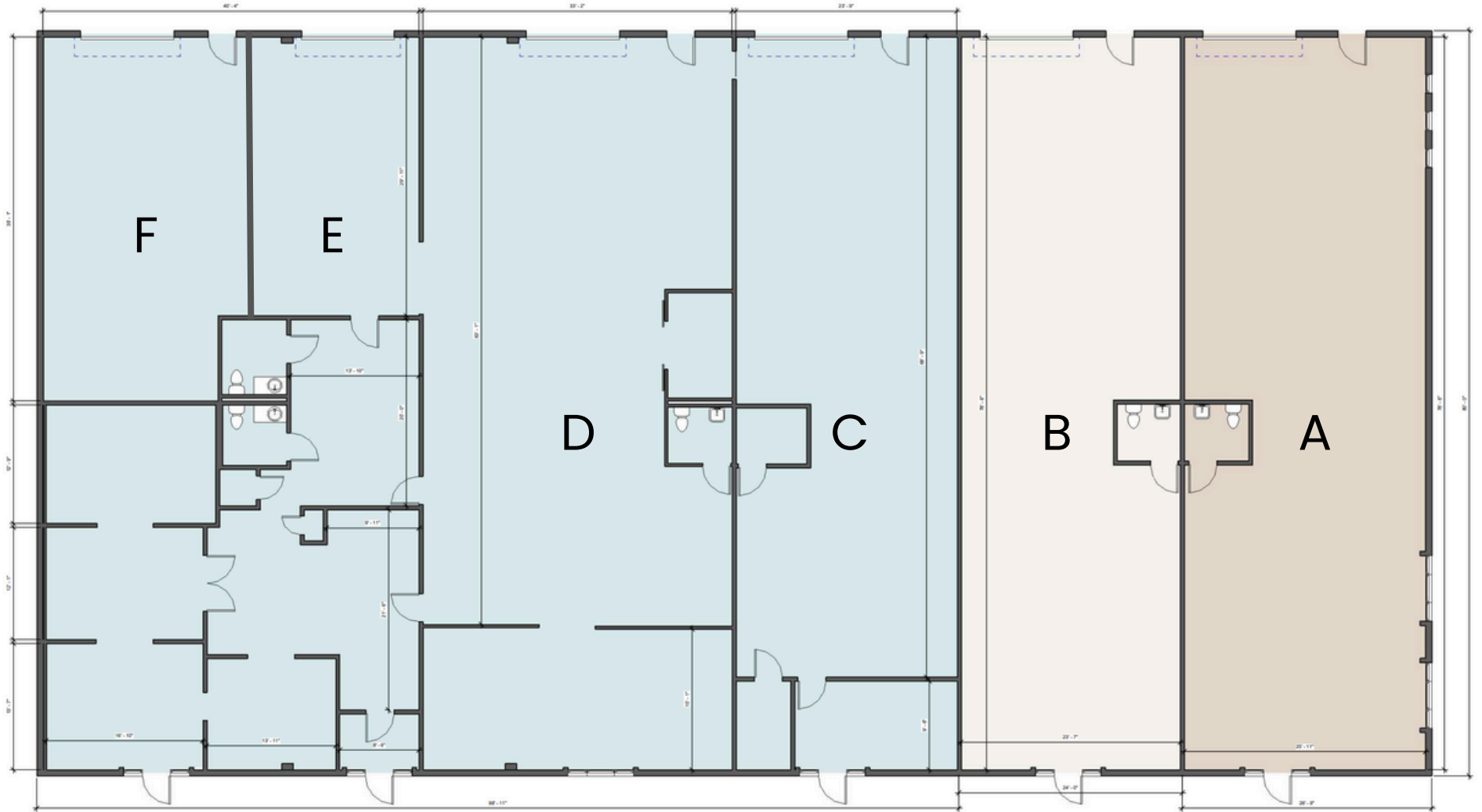
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**\*POSSIBLE CONFIGURATION\***

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