

For Sale

SEC Pepper Ave & 210 Fwy Rialto



11.64 - 14.29[±] AC
Industrial / Commercial Land



EXECUTIVE SUMMARY

DNB Commercial Inc. is proud to present 11.64 - 14.29 acres of freeway frontage land For Sale in Rialto CA. This is an excellent opportunity to capture a strategic location for industrial & commercial development with a number of existing entitlements in place and immediate access to the 210 Foothill Freeway.

ZONING

This property offering is part of the larger 101.7± acre Pepper Ave Specific Plan. 11.65± of this site was recently rezoned to Planning Area 10 - Light Industrial, allowing for distribution warehouse development.

PROPERTY HIGHLIGHTS


LOCATION:	<u>SEC 210 FWY & Pepper Ave.</u>  <u>Rialto, CA</u>
LAND SIZE / ZONING:	14.29± Total Acres 11.65± AC: Light Industrial 2.64± AC: Community Commercial (Pepper Ave Sp Overlay)
APNs:	0264-191-02-0000 0264-191-04-0000

ENTITLEMENTS

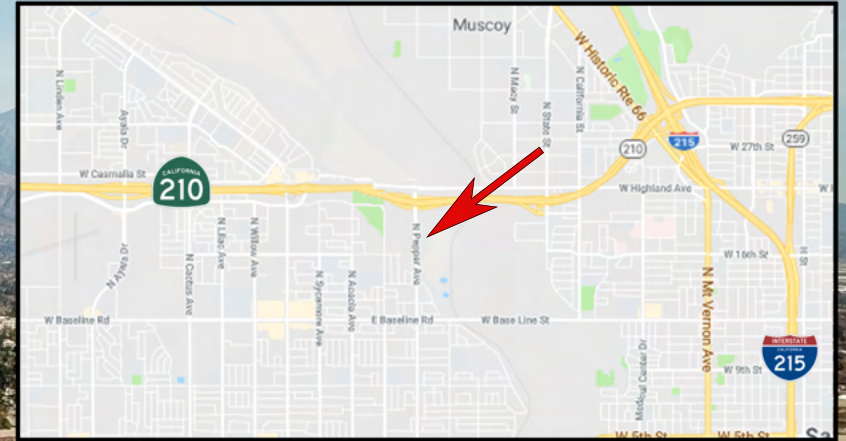
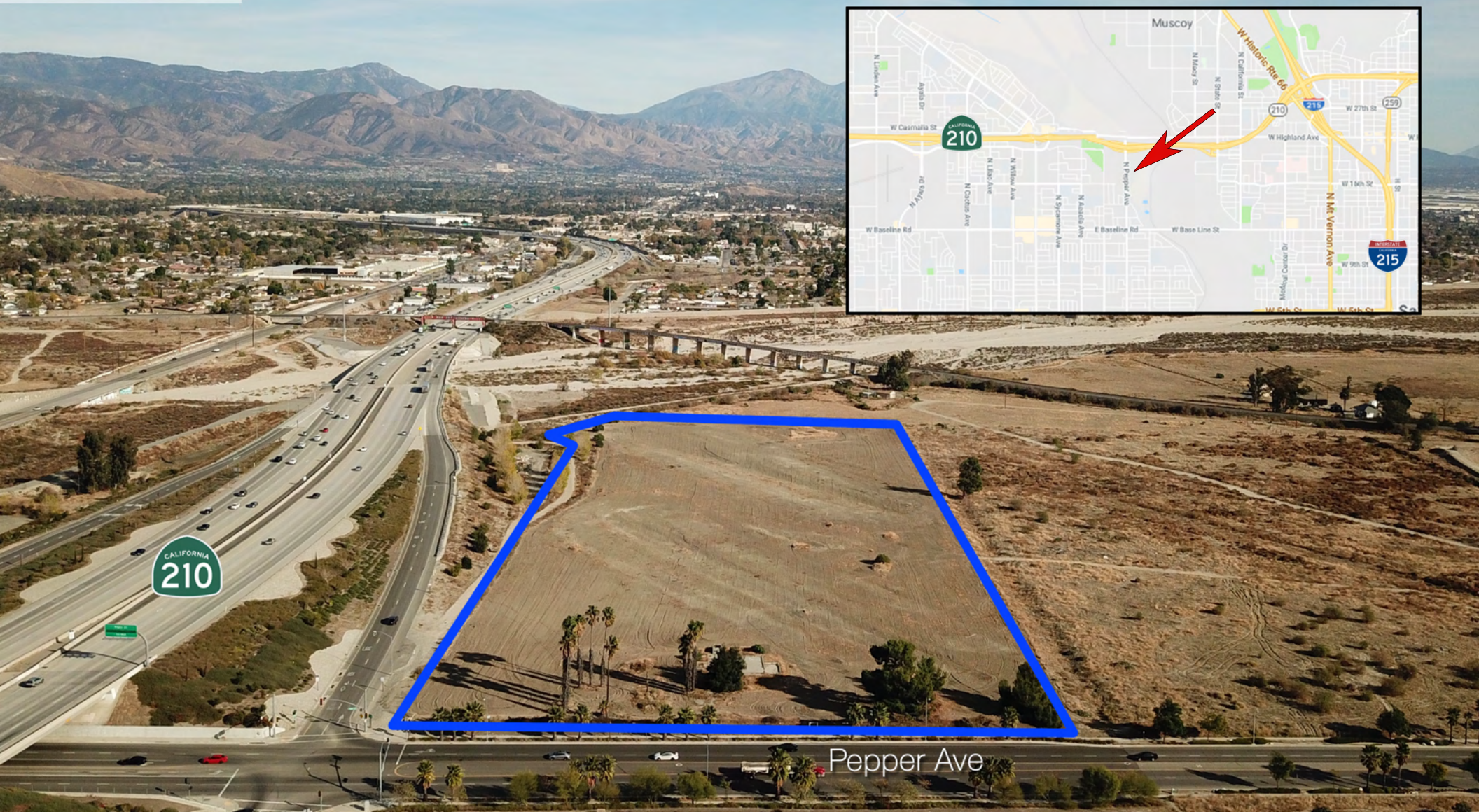
Existing entitlements include approved Tentative Parcel Map, Precise Plan of Design & Conditional Development Permits for:

- 224,556 SF Distribution Warehouse
- 3,915 SF Restaurant w/Drive-thru
- 5,158 SF Conv. Store, Car Wash & Fueling Station

For related documents:

- Rialto Planning Commission Hearing
- Pepper Ave Specific Plan 

SE CORNER
PEPPER AVE & I-210



CALIFORNIA
210

Pepper Ave

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