

FOR LEASE
HEAVY INDUSTRIAL ZONED



145 W. Bryant St. | Bloomington, CA 92316

- **± 2,000 SF Warehouse**
- **± 1,820 SF Stand Alone Office**
- **± 3,820 Total SF**
- **0.46 Acre Lot w/Fenced Yard**
- **Rialto Heavy Industrial Zoning**
- **APN: 0258-121-31-0000**

Contents

- Property Details
- Financial Data If Applicable
- Region & City Information
- Other Pertinent Data
- All information subject to attached confidentiality agreement.

As Of August 2024

Nathan Bragg, Senior Vice President
Industrial, Commercial & Investment Real Estate

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RE/MAX
COMMERCIAL®

RE/MAX Commercial Division | RE/MAX Time Realty | DRE # 01340519
10535 Foothill Blvd., Suite 100, Rancho Cucamonga CA 91730

Each office is individually owned and operated | Buyer to verify all information, subject to change.

AVAILABLE SPACE DETAILS

**Warehouse :**

± 2,000 SF
± 14'-15' Clear

Year Built:

1985 (Per Public
Records)

Construction:

Metal Warehouse
Frame / Stucco Office

Zoning:

Industrial (verify)

Power :

200 Amps
120v/240v

Office SF:

± 1,820 SF

Land Area:

0.46 Acres

Parking:

10 Spaces Estimate

Sprinklers

No

Warehouse Doors

2 Man doors
1 GL 10x10

Zoning

Auga Mansa Industrial
Corridor – Heavy Industrial

There are two permanent buildings on site, one is a ± 3,400 metal clear span warehouse, building and the other is a stucco and frame ± 1,820 SF office building, both situated together on a 0.46 Acre Parcel. ± 2,000 SF of the warehouse, and the office is for lease.

For zoning purposes, the site falls under the jurisdiction of Rialto CA, and is now located within the city limits of Rialto. Per the city the site lies within the Auga Mansa Industrial Corridor and is designated for "Heavy Industrial Use" verify all with city planning department of Rialto, CA.

Property is a rare heavy industrial zoned warehouse and in an excellent location with easy access to the 10, 60 and 215 Freeways. APN: 0258-121-31-0000

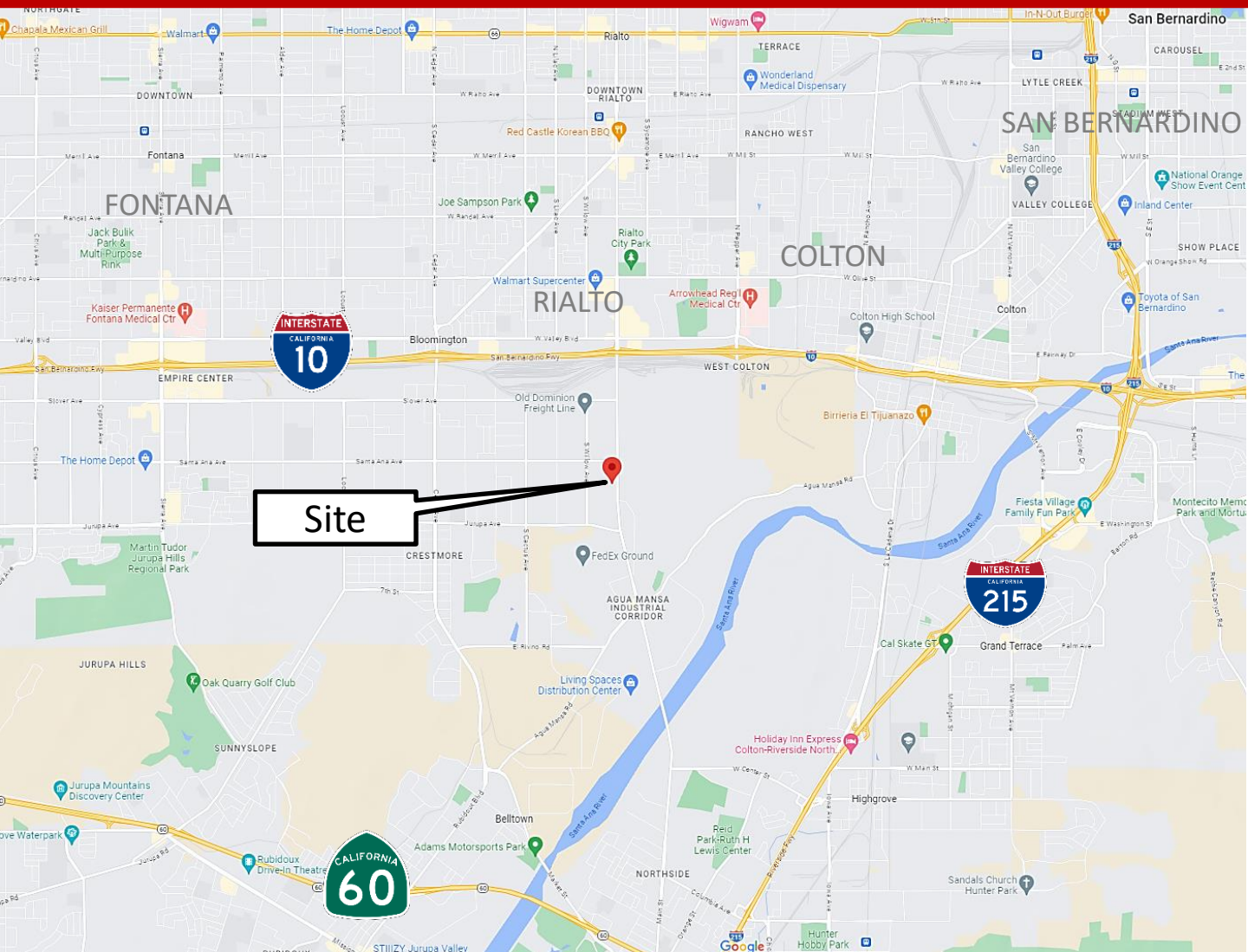
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AREA MAP



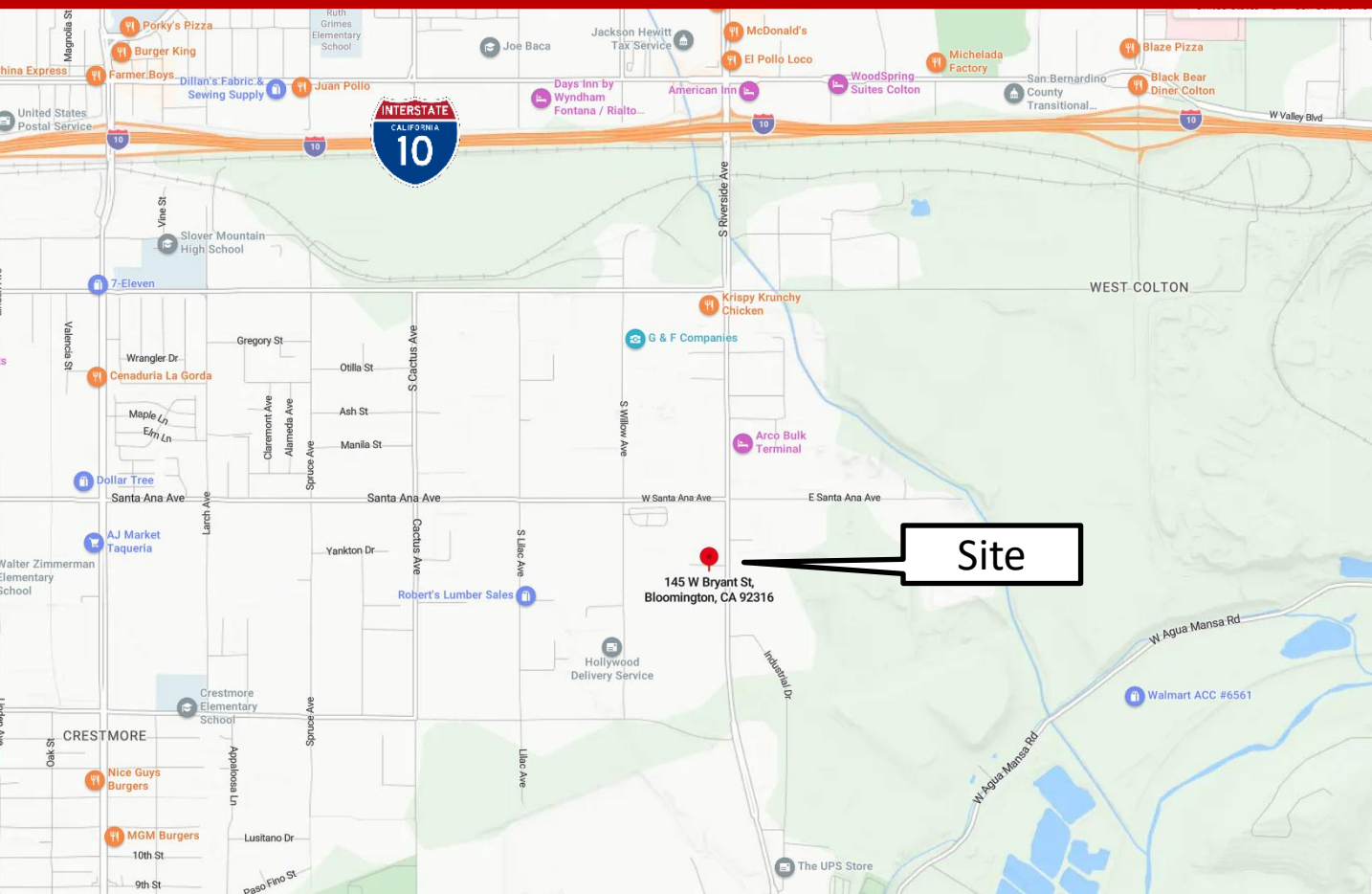
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LOCATOR MAP



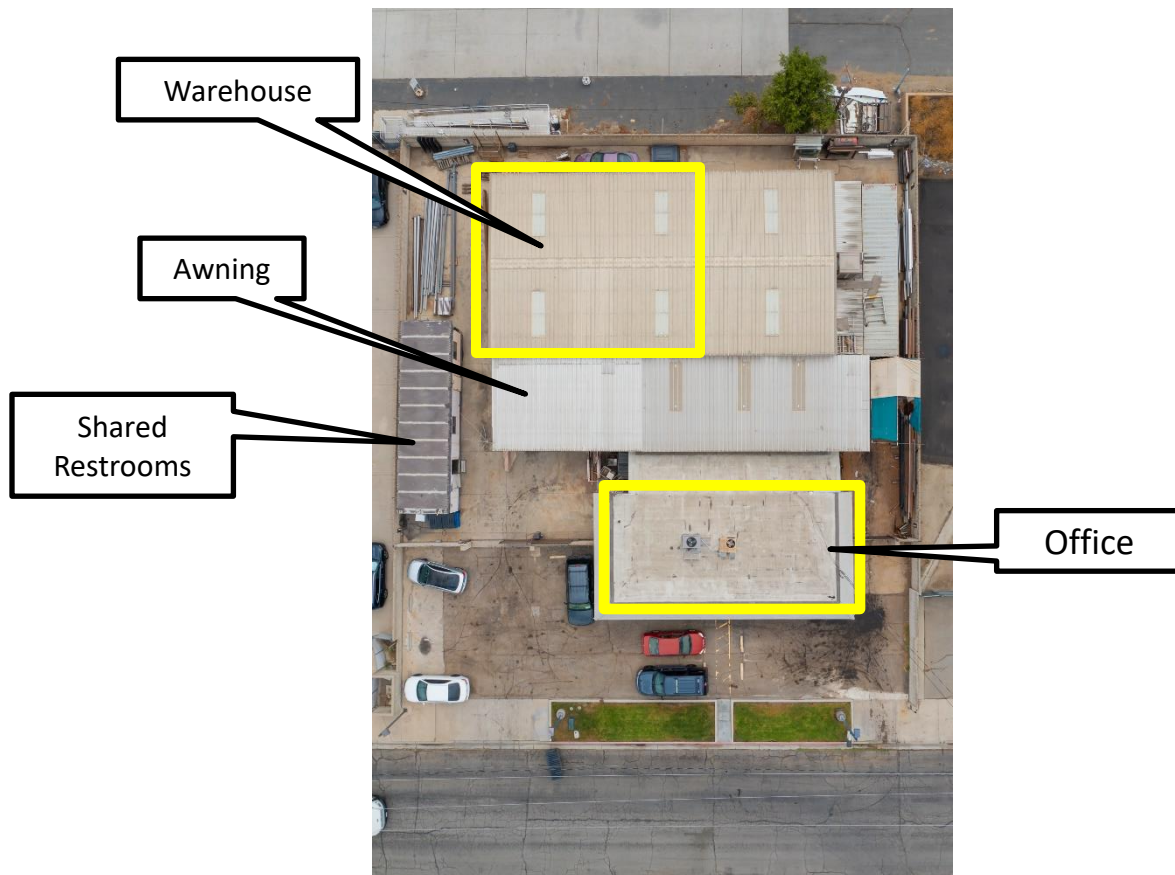
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AERIAL VIEW



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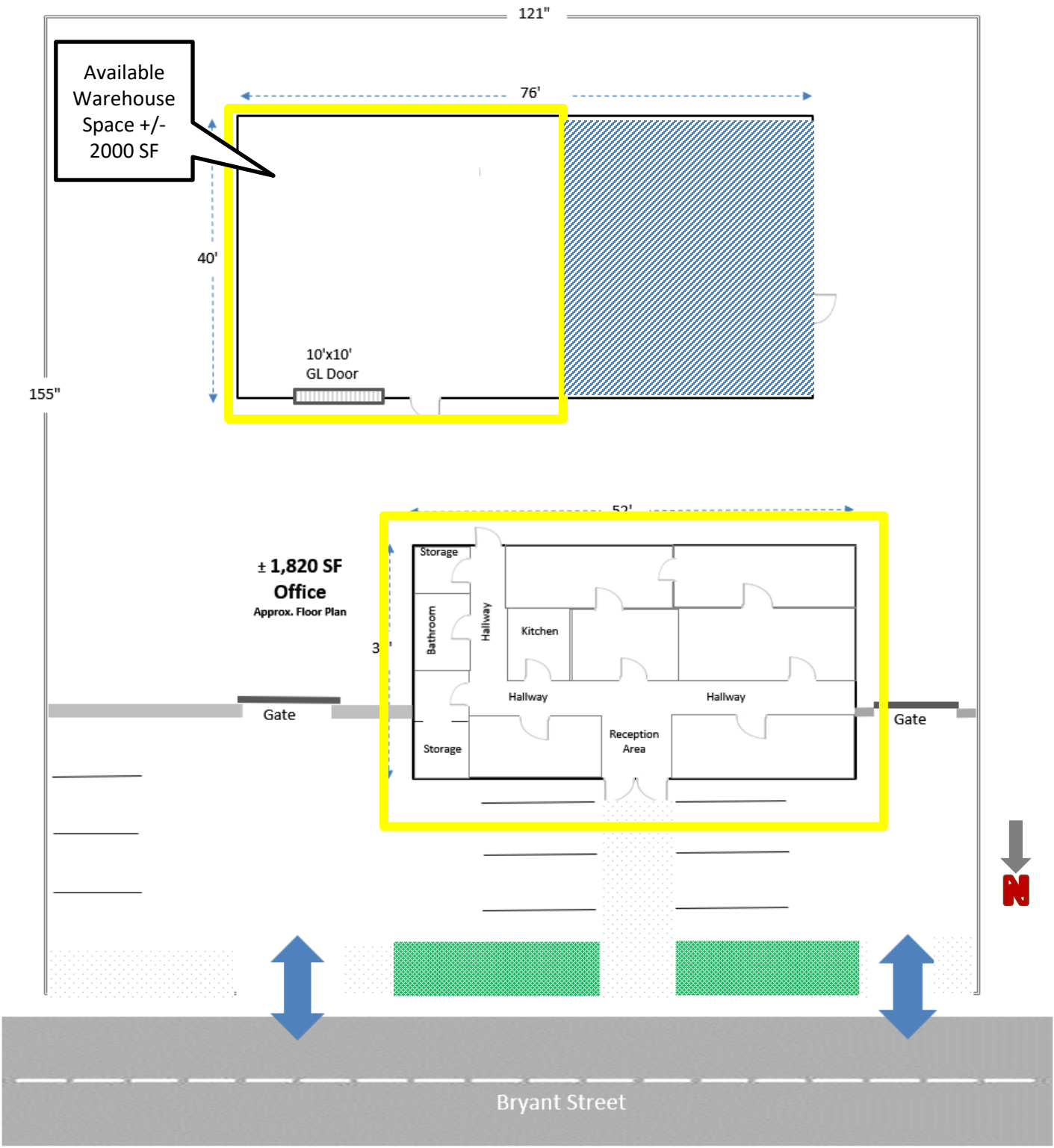
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Site Plan

145 W. Bryant Street, Site Plan

Not to scale all numbers approximate buyer to verify all.

This plan only shows permanent structures on site. Awnings, mobile units and containers not shown.



PARCEL MAP

Excerpt from parcel map, verify all with city, county and title company. For information purposes only.

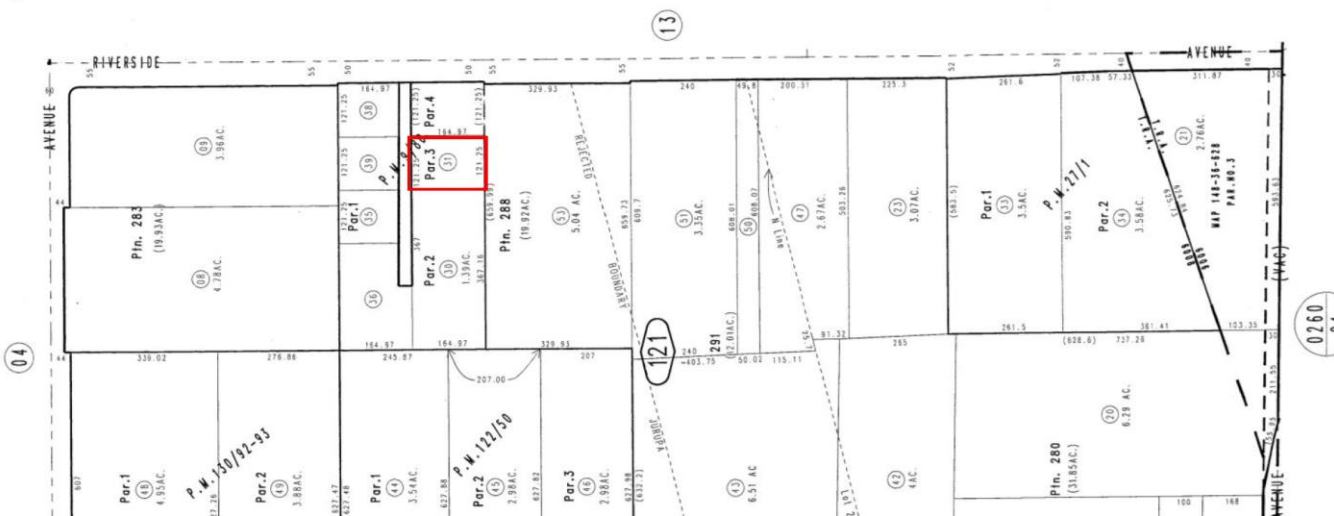
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Semi-Tropic Land & Water Co. Sub. S.B.L. M.B.11/12

City of Rialto
Tax Rate Area
6006,6008

0258-12



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PROPERTY PHOTOS



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ZONING AND PERMITTED USE DATA AND RESOURCES

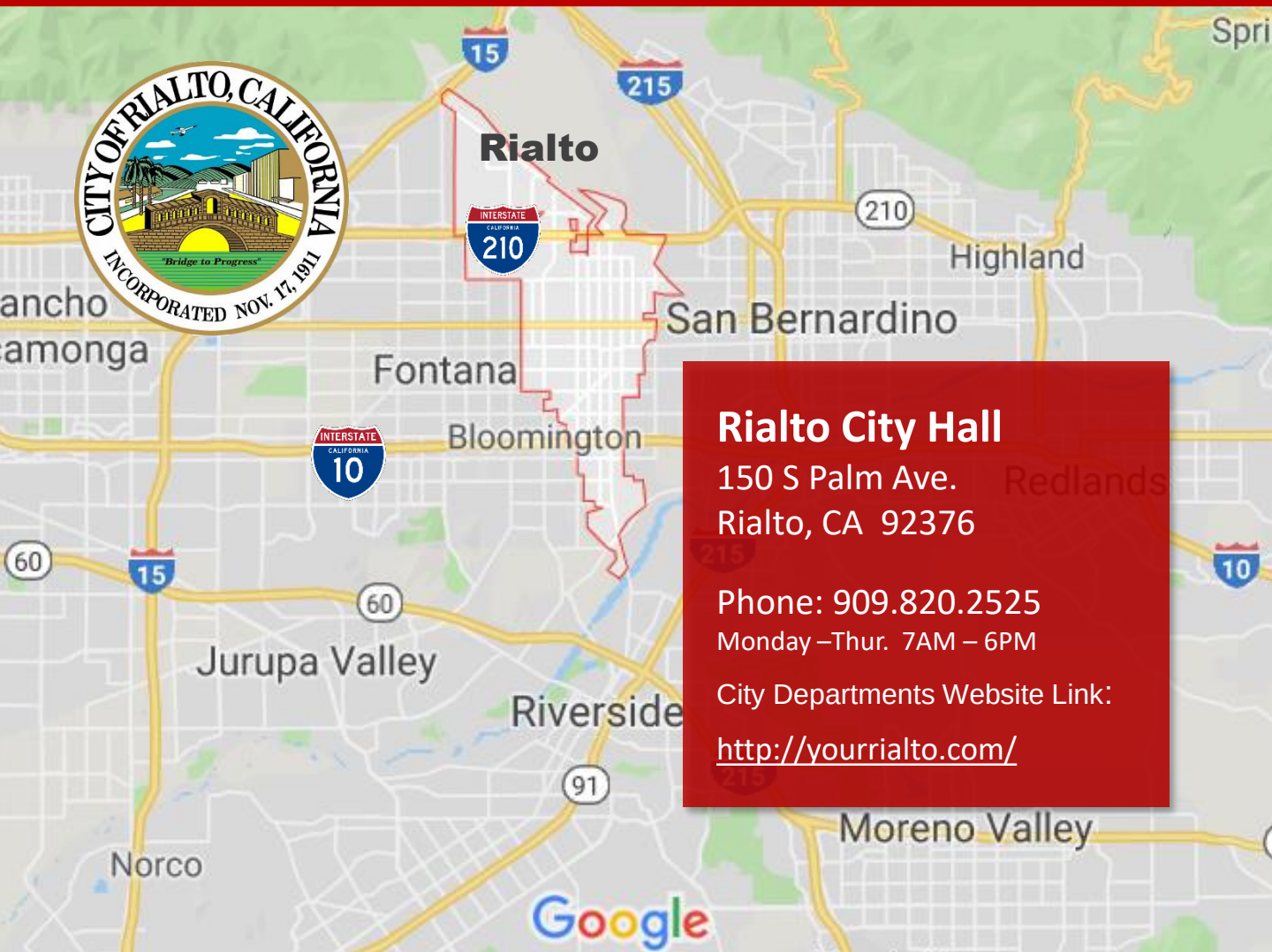
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CITY / COUNTY CONTACT INFORMATION



Rialto City Hall

150 S Palm Ave.
Rialto, CA 92376

Phone: 909.820.2525
Monday – Thur. 7AM – 6PM

City Departments Website Link:

<http://yourrialto.com/>



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CONFIDENTIALITY AGREEMENT

Buyer / Buyer's Agent

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

In connection with our request for information regarding the property listed for sale or lease herein (the "Property") for possible purchase or lease you (RE/MAX Time) have agreed to furnish to us (Buyer or Buyers Agent or Affiliate) certain materials and information concerning the Property. In contemplation of the receipt of such materials and information, the requesting recipient hereby affirms that [he/she] is duly authorized, to represent a potential buyer, and affirms the agreement and to abide by the terms of this Confidentiality & Non-Disclosure Agreement ("Agreement") and buyers we represent shall abide by said agreement as well. As used herein, "Owner's Related Parties" shall mean any and all persons and/or entities affiliated or associated with Owner.

As used herein, we acknowledge that the term "Confidential Information" shall mean (i) all information and documents in any way relating to the Property, the operation thereof or the sale thereof, furnished to, or otherwise made available for review by us, our agents, representatives, lenders, financial partners, attorneys, affiliates and employees ("Representatives"); and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part, on the information or documents described in the preceding clause (i), or otherwise reflecting our review or investigation of the Property. Such information which is generally available to the public shall not be considered confidential. **We agree to not notify, enter the property, discuss or disturb any of the tenants and/or customers of the property regarding the sale of this property until a mutually agreed upon contract is executed by all parties**

We hereby agree that all Confidential Information shall be kept strictly confidential and shall not, without the Owner's prior written consent, be disclosed by us, except to our Representatives, or by our Representatives, directly or indirectly, for any purpose other than evaluating the possible purchase of the Property. Moreover, we agree that the Confidential Information will be transmitted only to our Representatives who need to know the Confidential Information for the purpose of evaluating the Property and that such Representative shall be informed of and bound by the terms of this Agreement. Concurrently with our delivery to our Representatives of Confidential Information, we agree to notify the owner, if so requested, as to such Representatives' identity (on a company-by-company basis) and they will be required to sign the appropriate confidentiality agreement.

Our agreement to keep all Confidential Information in this strictest of confidence includes, but is not limited to: (a) an obligation by us and our Representatives not to directly or indirectly, reveal, publish, disclose or transfer any such Confidential Information or information regarding the potential sale of the Property, (b) our agreement not to use any such Confidential Information in a way that is detrimental to Owner, and (c) an obligation not to confirm or deny any reports or comments conveyed to us by others with respect to the Property or the businesses currently conducted at the Property. Notwithstanding the foregoing, we shall have the right to disclose portions of the Confidential Information to the extent required to comply with any laws or court order or proceedings, provided, however, that we notify you and Owner in advance of such required disclosure. Upon your or Owner's request, we agree on behalf of ourselves and our Representatives to destroy or return the Confidential Information to you, without retaining any copies, computer files, notes, or extracts thereof.

PAGE 1 OF 2

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CONFIDENTIALITY AGREEMENT

Confidentiality agreement continued ...

The Confidential Information to be provided to us has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the Property. The Confidential Information may include a financial analysis, and no obligation shall arise by virtue of our receiving the analysis, including any obligation to inform us of any changes to the information contained therein. By acceptance of the information herein we acknowledge and agree that: (a) no representations or warranties are being made as to the completeness or accuracy of any Confidential Information, and we release and hold harmless the Owner, Owner's Related Parties and RE/MAX Time Realty, jointly and severally, without limitation, from and against any and all liability with respect thereto, and any and all actions, suits, claims, demands, losses, costs, and expenses (including attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the Confidential Information supplied in accordance with the terms of this Agreement; and (b) any and all representations and warranties shall be made solely in a fully executed and delivered purchase agreement signed by all parties thereto and shall be subject to the provisions thereof.

The recipient acknowledges and agrees that Owner shall in no way be deemed to have agreed to sell the Property or any interest therein or to have made any other agreement or promise except as may be set forth in such fully executed and delivered purchase agreement, if any, providing therefore on terms acceptable to it. Consequently, the undersigned understands any other opportunities it may forego and any expenses it may incur on account of the Property will be foregone and incurred at its own risk.

Our willingness to receive and review the property information and accept this agreement does not constitute, nor shall it be deemed to constitute, any obligation on the part of either the owner or RE/MAX Time Realty or potential buyers to enter into negotiations with respect to the sale of Property. No parties are granted any right or authority to assume or to create any obligation or responsibility, express or implied, on behalf of or in the name of the other party. In fulfilling its obligations, pursuant to the Agreement, each party shall act and conduct itself independently of the other. This Agreement shall be governed and construed in accordance with the laws of the State of California.

END PAGE 2 OF 2

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