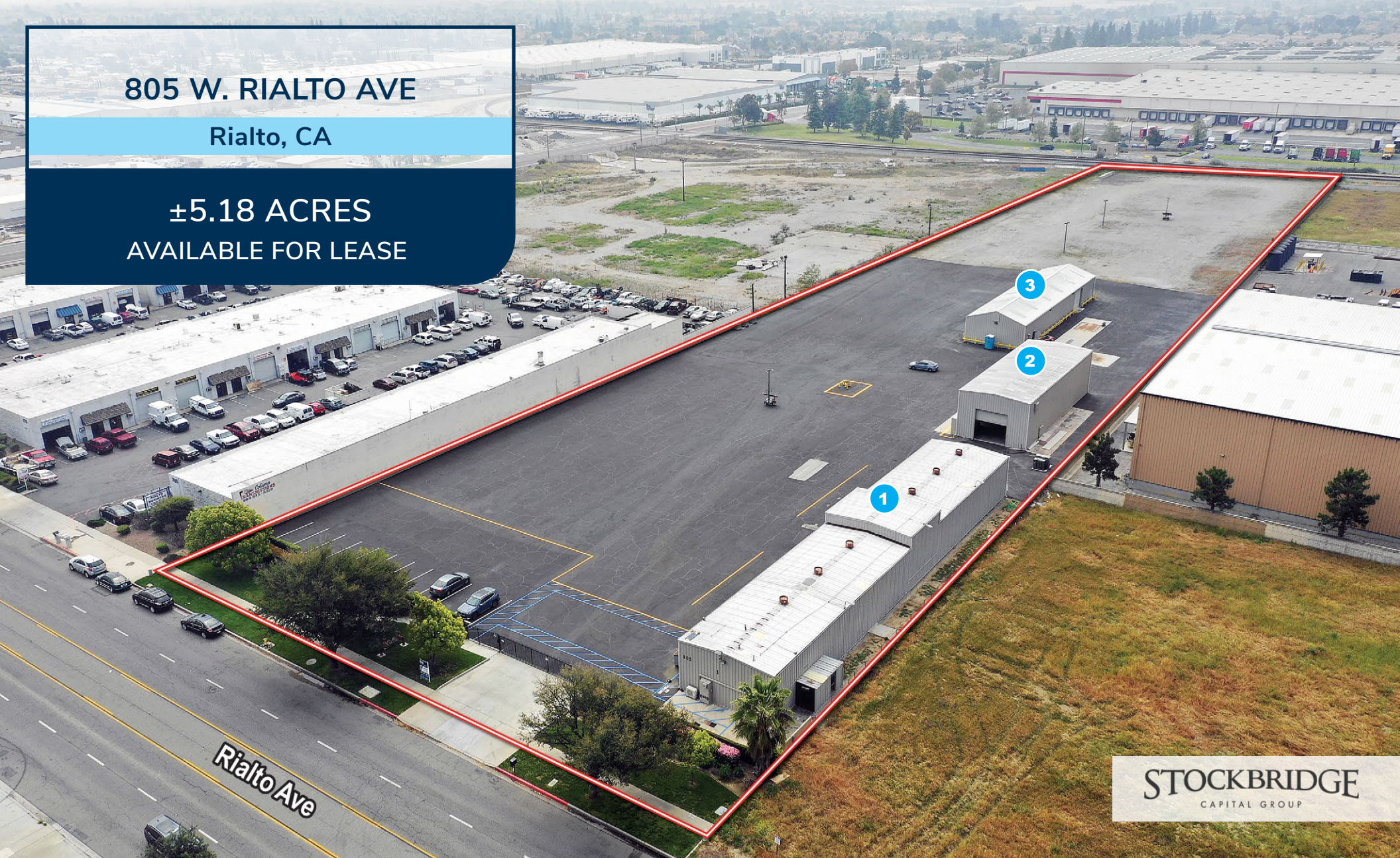


805 W. RIALTO AVE

Rialto, CA

±5.18 ACRES  
AVAILABLE FOR LEASE



STOCKBRIDGE  
CAPITAL GROUP

**Voit**

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## PROPERTY FEATURES

- Lot Size : ±225,640 SF or ±5.18 Acres
- Zoning: General Manufacturing (M-2)
- Building **1** : ±5,500 SF (35' X 160')
  - Office Space: ±500 SF
  - Three (3) Ground Level Doors (14' X 14')
  - Warehouse Clear Height: 18'
- Building **2** : ±3,000 SF (35' X 90')
  - One (1) Ground Level Door (14' X 14')
  - Warehouse Clear Height: 18'
- Building **3** : ±4,800 SF (35' X 120')
  - Three (3) Ground Level Doors (14' X 14')
  - Warehouse Clear Height: 18'
- 1,200 AMPS, 3 Phase 277/480 (Verify)
- Large Truck Scale
- Truck Wash Station
- Exterior Pole Lighting
- Fully Fenced & Secured (North ½ is Block Wall + the Southern ½ is Chainlink fence)
- North ½ of the yard is Asphalt, and the Southern ½ is dirt



## NEW IMPROVEMENTS

- Asphalt Repair/Slurry Seal/Stripe
- Roofing
- Overhead Doors & Man Doors
- Replace Damaged Exterior Panels
- Carpet & Painting Interior/Exterior
- Electrical (Lighting)
- Landscaping
- Upgraded Chain Link Fence

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PROPERTY FEATURES : 2

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## OPTION 1: PROPERTY FEATURES

- Lot Size : ±1.75 Acres
- Zoning: General Manufacturing (M-2)
- Building **1** : ±5,500 SF (35' X 160')
  - Office Space: ±500 SF
  - Three (3) Ground Level Doors (14' X 14')
  - Warehouse Clear Height: 18'
- 1,200 AMPS, 3 Phase 277/480 (Verify)
- Exterior Pole Lighting
- Fully Fenced & Secured (North ½ is Block Wall + the Southern ½ is Chainlink fence)
- North ½ of the yard is Asphalt, and the Southern ½ is dirt



PROPERTY FEATURES : 3

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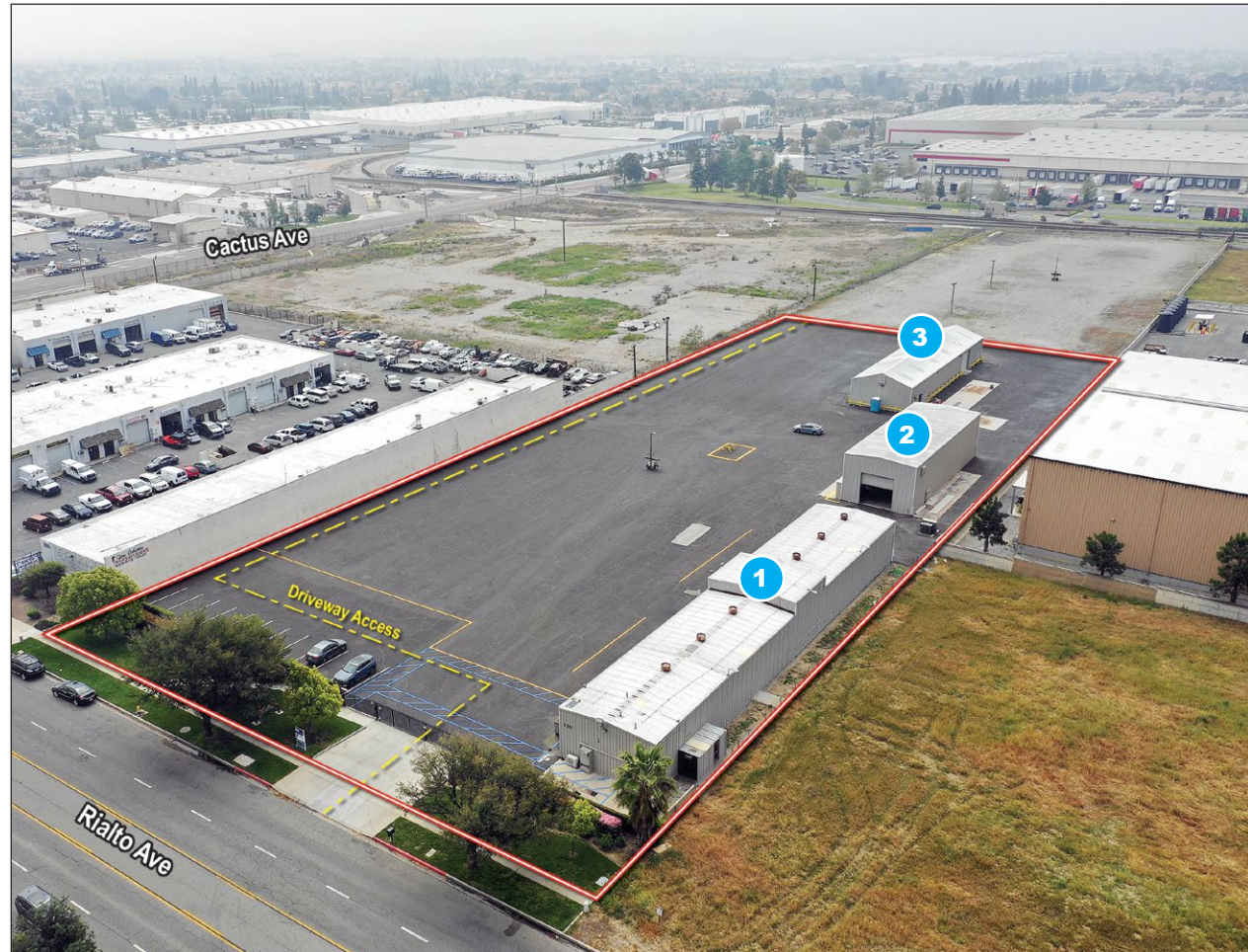
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## OPTION 2: PROPERTY FEATURES

- Lot Size : ±2.65 Acres
- Zoning: General Manufacturing (M-2)
- Building **1** : ±5,500 SF (35' X 160')
  - Office Space: ±500 SF
  - Three (3) Ground Level Doors (14' X 14')
  - Warehouse Clear Height: 18'
- Building **2** : ±3,000 SF (35' X 90')
  - One (1) Ground Level Door (14' X 14')
  - Warehouse Clear Height: 18'
- Building **3** : ±4,800 SF (35' X 120')
  - Three (3) Ground Level Doors (14' X 14')
  - Warehouse Clear Height: 18'
- 1,200 AMPS, 3 Phase 277/480 (Verify)
- Large Truck Scale
- Truck Wash Station
- Exterior Pole Lighting
- Fully Fenced & Secured (North ½ is Block Wall + the Southern ½ is Chainlink fence)
- North ½ of the yard is Asphalt, and the Southern ½ is dirt



PROPERTY FEATURES : 4



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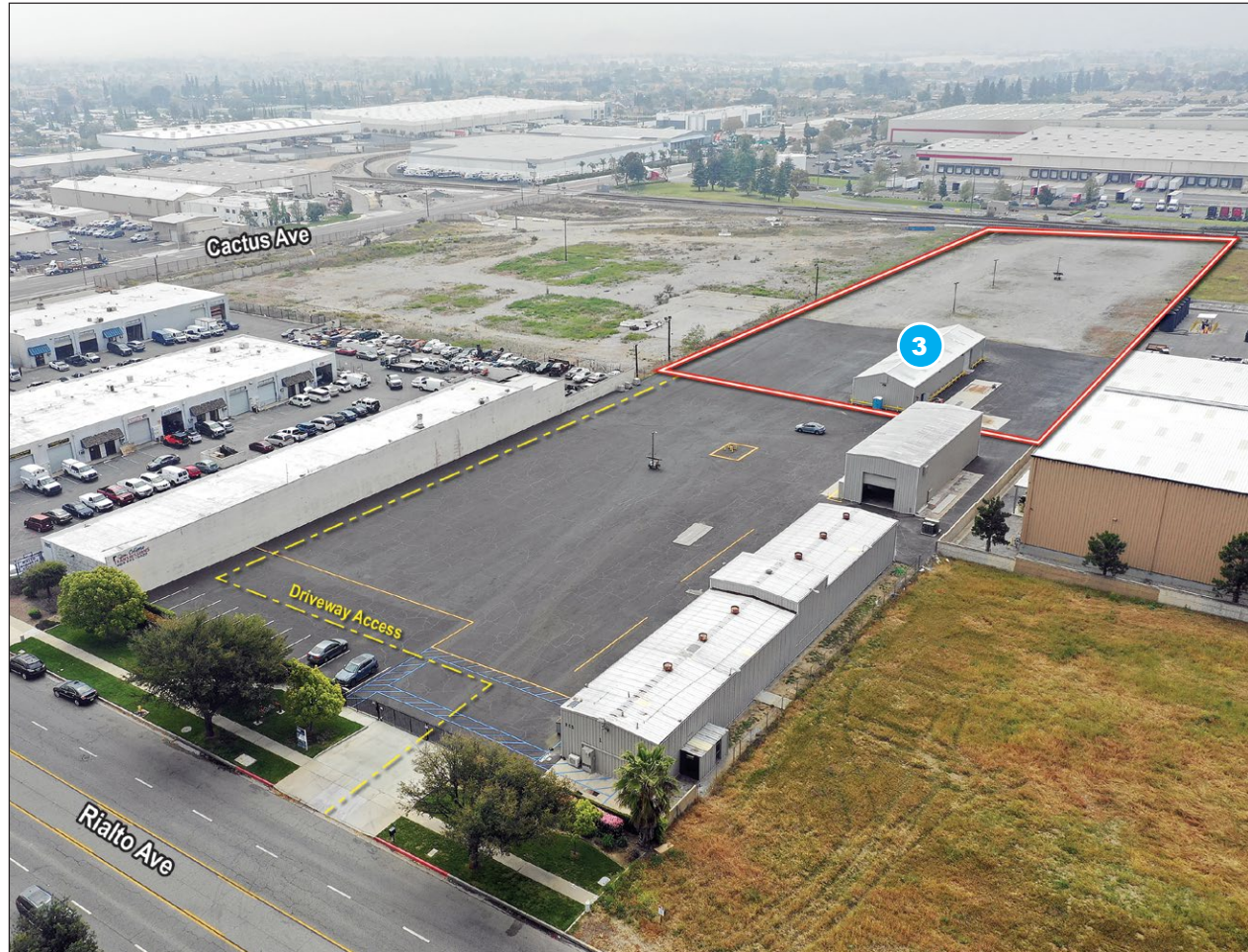
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## OPTION 3: PROPERTY FEATURES

- Lot Size : ±3.25 Acres
- Zoning: General Manufacturing (M-2)
- Building **3** : ±4,800 SF (35' X 120')
  - Three (3) Ground Level Doors (14' X 14')
  - Warehouse Clear Height: 18'
- 1,200 AMPS, 3 Phase 277/480 (Verify)
- Large Truck Scale
- Truck Wash Station
- Exterior Pole Lighting
- Fully Fenced & Secured (North ½ is Block Wall + the Southern ½ is Chainlink fence)
- North ½ of the yard is Asphalt, and the Southern ½ is dirt



PROPERTY FEATURES : 5

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TENANT AERIAL : 6

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DRONE PHOTOS : 7

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**STOCKBRIDGE**  
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**INTERIOR PHOTOS : 8**

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11  
5.18 AC

Cactus Ave

STOCKBRIDGE<sup>9</sup>  
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PARCEL MAP : 9

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