

Building 5
169 Mindanao St.
Rialto, CA 92316

20,559 Mfg/Dist SF For Sale: \$4,913,601



LOCATION

| | |
|----------------|-----------------------------|
| Market: | East Valley |
| Sub-Market: | Rialto |
| County: | San Bernardino |
| Complex: | Golden West Industrial Park |
| Parcel Number: | 0258-191-06-0000 |
| Map Page: | 605 H7 |
| Corner Parcel: | No |

AVAILABILITY

| | | | | | |
|-------|------|-----------------|------------|-----------------|----------|
| Type: | Sale | On Market Date: | 02/20/2024 | Time on Market: | 8 months |
|-------|------|-----------------|------------|-----------------|----------|

COMMENTS

Public: Available For Immediate Occupancy. Reception Office, 5 Private Offices, 2 Office Restrooms, 1 Coffee Bar, 2 GL Doors, 2 DH Doors, 800 Amp 277/480 Volt 3 Phase Power & 0.33/3,000 SF Sprinkler Calculation. Agua Mansa Specific Plan Zoning (Verify).

FINANCIAL

Asking Price: \$4,913,601

PARKING

| | | | |
|--------------|----|----------------|------|
| # of Spaces: | 20 | Parking Ratio: | 0.97 |
|--------------|----|----------------|------|

UTILITIES

| | | | | | |
|-------|-----|--------|---------|--------|---|
| Amps: | 800 | Volts: | 277/480 | Phase: | 3 |
|-------|-----|--------|---------|--------|---|

BUILDING

| | | | | | |
|----------------------|------------|---------------------|-------|--------------------|-------------|
| Property Type: | Industrial | Construction Type: | CTU | Dr In Doors (HxW): | 12x14 |
| Building SF: | 20,559 | Skylight: | Yes | Truck Doors: | 2 |
| Industrial SF: | 18,759 | Sprinkler: | Yes | Truck Well Size: | 9x11 |
| Office SF: | 1,800 | Ceiling Min Height: | 18'0" | Total Doors: | 4 |
| Primary Use: | Mfg/Dist | Ceiling Max Height: | 20'0" | Rail Status: | Unavailable |
| Construction Status: | Existing | Drive In Doors: | 2 | Rail Line: | None |
| Year Built: | 1990 | | | | |

SITE

| | | | | | |
|--------------|--------|--------------|----------------|------------|------|
| Acre(s): | 0.81 | Zoning: | Fenced & Paved | Rail Line: | None |
| Square Feet: | 35,500 | Rail Status: | Unavailable | | |

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CONTACTS

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