

FOR SALE | LEASE

2720 S. WILLOW AVENUE

RIALTO, CA 92316



FULLY ENTITLED ±118,000 SF FREESTANDING DISTRIBUTION BUILDING

Voit

REAL ESTATE SERVICES

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ANOTHER QUALITY PROJECT BY :



SCANNELL
PROPERTIES

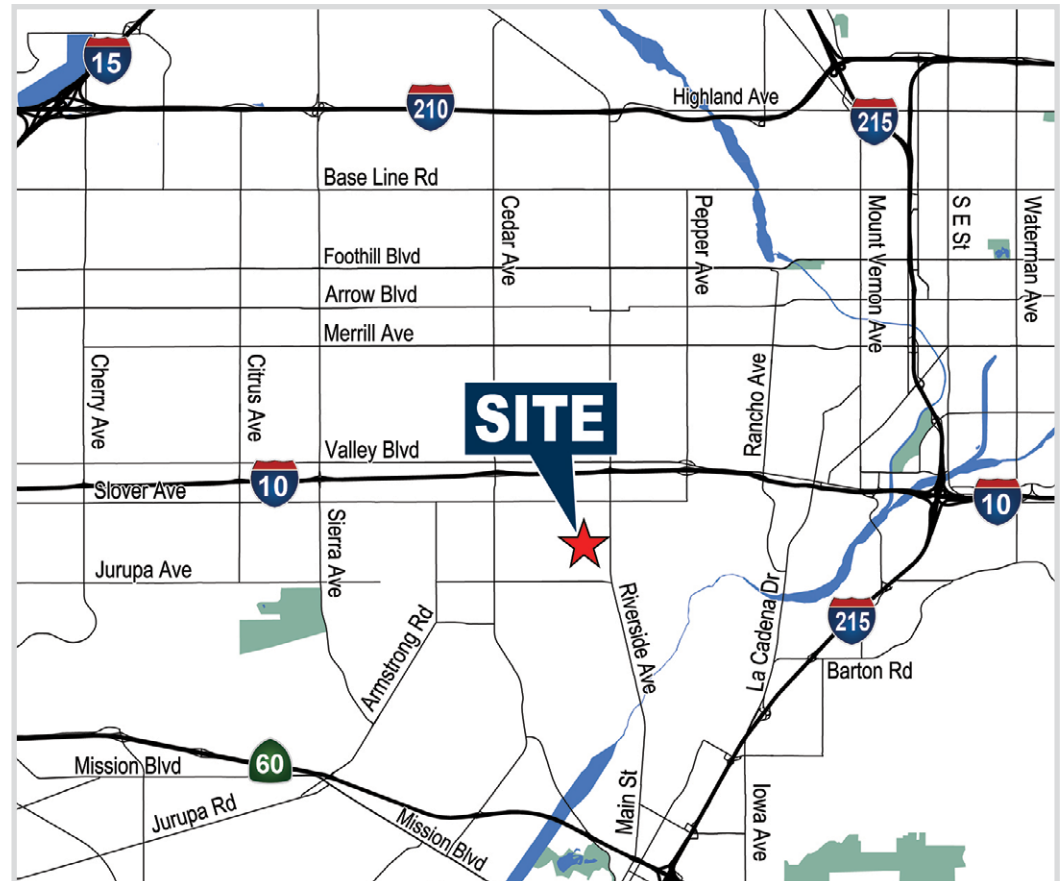
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Property Features

- ±118,000 Square Foot State of the Art Distribution Building (±160' deep x ±586' long)
- ±6,000 SF Two-Story Office
- Building Dimensions: ±160' deep x ±586' long
- Sixteen (16) Dock High Loading Doors (9'x10')
- One (1) Ground Level Loading Door (12'x14')
- 32' Min Clear Height (6" inside 1st column), 75' Max Building Height Approved
- ESFR Sprinkler System
- 52' X 50' Typical Column Spacing; 60' Speed Bay
- **Potential for up to 4 Megawatts (4MW) of power**
- Eighty-Nine (89) Auto Parking Stalls
- ±130' Truck Court Depth (Fenced/Secured/Gated)
- 2.5% Skylights
- 6" Slab Thickness, 4,000 PSI
- 100% Concrete Site Parking



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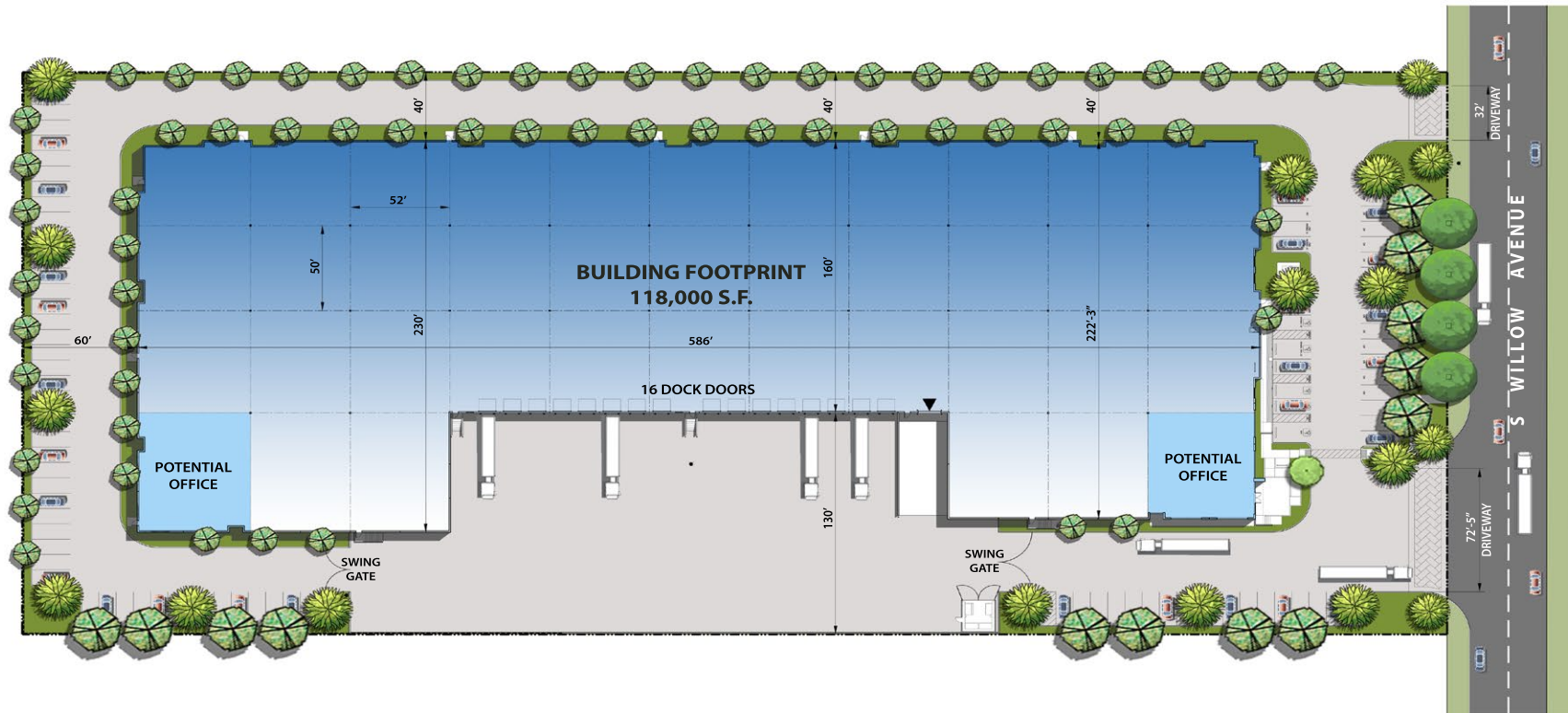


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Site Plan



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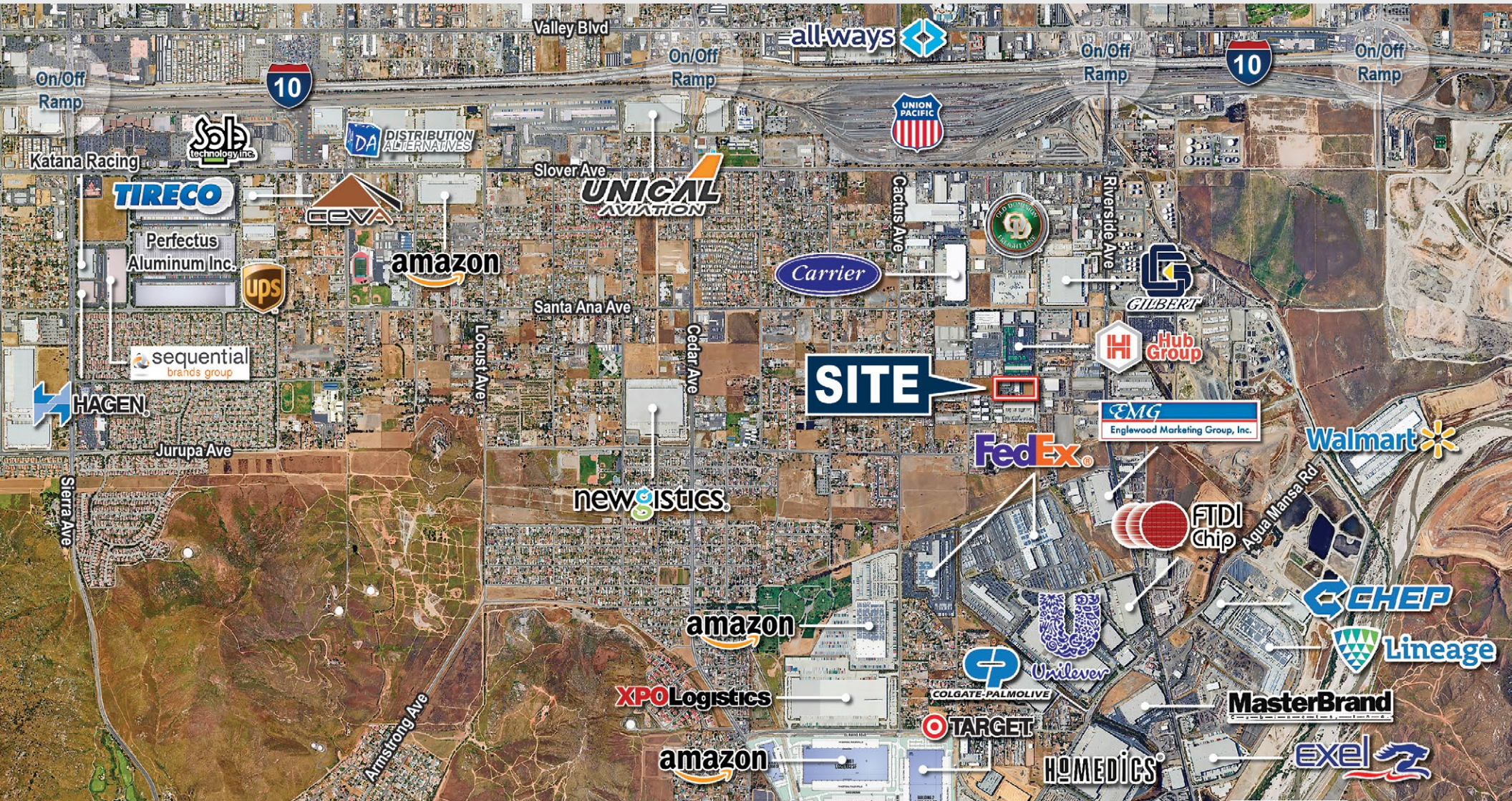
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