

FOR SALE & LEASE

Owned and Operated by 

PALMETTO COMMERCE CENTER

2688 W. Baseline Avenue, Rialto, CA 92376

±90,726 SF



**LEASING INFO
& CONTACT**

Ryan Lal, SIOR	Lic. #01854104	(909) 545-8020 / rlal@voitco.com
Dante Borruso	Lic. #02086368	(909) 775-4475 / dborruso@voitco.com
Michael Chavez	Lic. #00929693	(909) 373-2900 / mchavez@lee-assoc.com
David Nguyen	Lic. #01880998	(909) 373-2725 / dnguyen@lee-assoc.com

Voit
REAL ESTATE SERVICES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

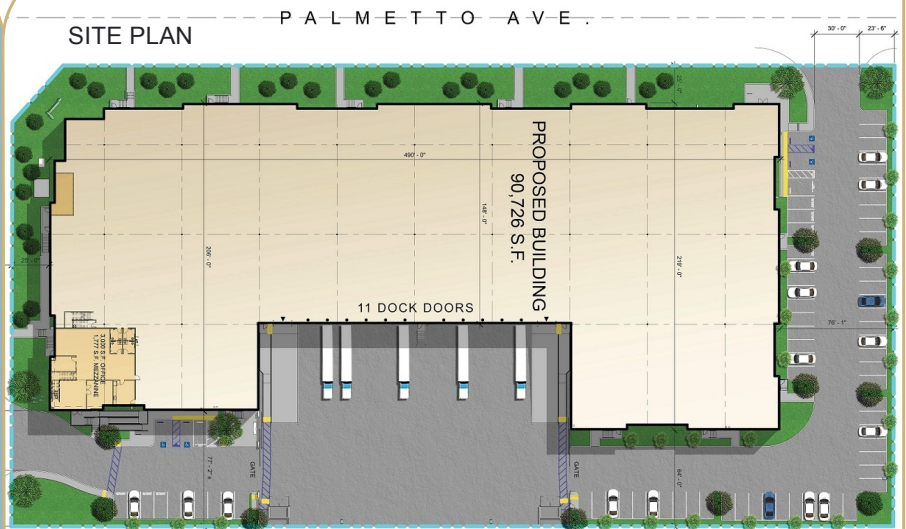
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

PROPERTY FEATURES

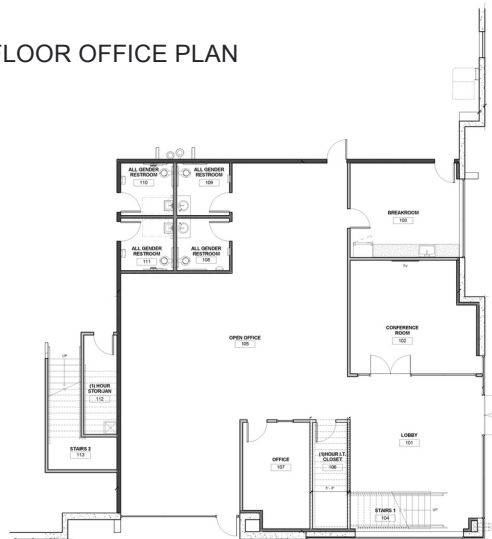
- Sits on Approximately ±4.25 Acres
- 32' Clear Height
- ±3,000 SF Office and ±1,777 SF Mezzanine
- 11 Dock High Doors (9' X 10') with
- 35,000 lb. Mechanical Pit Levelers on every other door
- 2 Ground Level Doors (12' X 14')
- ESFR Sprinkler System (K-25 Heads) @25 PSI
- 2,000 Amps, 277/480 Volt 3 Phase 4 Wire (verify)
- 135' All Concrete Large Secured Truck Court
- Immediate Access to the 210 Freeway via Alder Avenue On/Off Ramp
- Typical Column Spacing: 60' X 52'
- 6" Slab Thickness
- LED Warehouse Lighting – 25 foot candles
- 3% Skylights
- 4-Ply Built Up Roof
- One Air Change per Hour
- Building Dimensions: 490' X 219'
- 73 Auto Parking Stalls (0.84:1,000)
- Corporate Neighbors: Amazon, Under Armour, Niagara, Medline, Monster Energy, Kellogg

LOCATION DETAILS

- 12.9 Miles to Ontario International Airport
- 68.3 Miles to Port of Long Beach & Port of Los Angeles
- 68.4 to Los Angeles International Airport
- 117 Miles to San Diego



FIRST FLOOR OFFICE PLAN



MEZZANINE OFFICE FLOOR PLAN

