

FOR LEASE

1595 & 1545 W. Casmalia Street Rialto, California

RIALTO, CA

2 BUILDINGS REMAINING ± 41,266 SF ± 49,009 SF For more information, please contact: Tal Siglar, CCIM Daniel Wahl **Grant Arthur** Managing Director Associate Senior Associate +1 909 942 4680 +1 909 942 4651 +1 909 942 4699 daniel.wahl@cushwake.com grant.arthur@cushwake.com tal.siglar@cushwake.com CUSHMAN & WAKEFIELD License 01229412 License 02053165 License 02064730



Interstate 210 BUSINESS PARK

FOR LEASE

1595 & 1545 W. Casmalia Street Rialto, California

RIALTO, CA



BUILDING 2

1595 W. CASMALIA STREET



3,500 SF Office



2,000 amp, 277/480v, 3p 4w utility underground



30' Clear Height



LED Warehouse Lighting and 3% Skylights



4 Dock High Doors (9' x 10') with 2 Load Levelers



6" Warehouse Slab



2 Ground Level Doors (12' x 14')



60' x 52' Bay Spacing



159' Private Truck Court



Fenced and Secured Yard



ESFR Sprinkler System (K-25 Heads)



210 Freeway Frontage

BUILDING 3

1545 W. CASMALIA STREET



4,500 SF Office



800 amp, upgradable to 2,000 277/480v, 3p 4w utility underground



30' Clear Height



LED Warehouse Lighting and 3% Skylights



4 Dock High Doors (9' x 10') with 2 Load Levelers



6" Warehouse Slab



2 Ground Level Doors (12' x 14')



60' x 52' Bay Spacing



151' Private Truck Court



Fenced and Secured Yard



ESFR Sprinkler System (K-25 Heads)



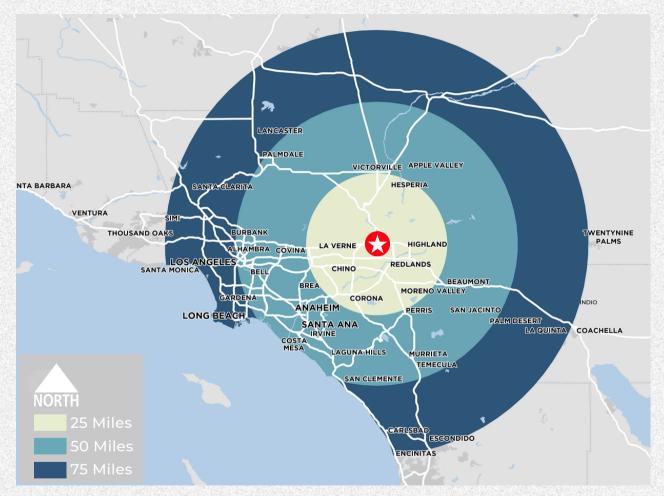
210 Freeway Frontage



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ABOUT THE CITY

Situated in the heart of Southern California's Inland Empire in San Bernardino County, Rialto is a growing city for both residents and businesses. Rialto is strategically located adjacent to the Intersate-10. Interstate-210, and with guick access to Interstate-15. This strategic location has attracted major distribution and logistics companies to establish their operations in the city, creating a thriving industrial hub. Major employers include Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, Amazon, Fed-Ex, and Target Distribution, Rialto offers businesses unparallel access to markets, a skilled workforce across the region, and a pro-business environment. The city has significant capacity for future expansion of both residential and commercial development activity.

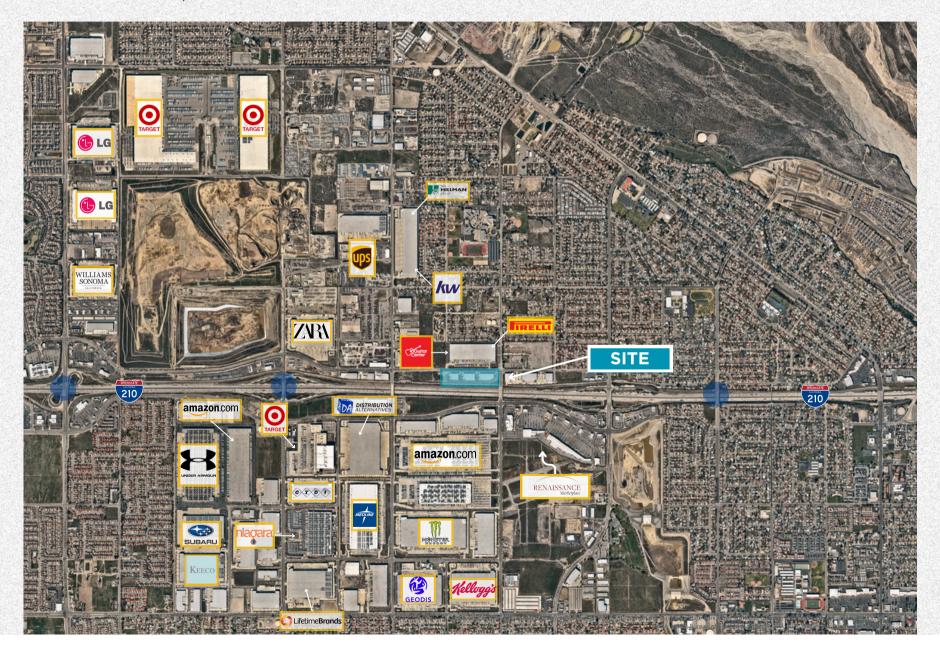




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