

1314 W. MERRILL AVENUE RIALTO, CA

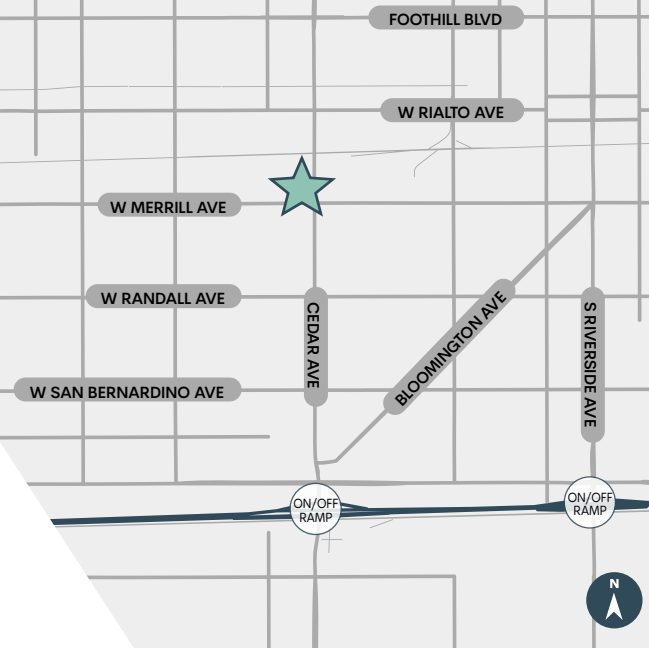
OWNERSHIP WELCOMES
TIRES USERS!

±127,990 SF
FOR LEASE



PROPERTY FEATURES

- ▶ ±127,990 SF for Lease
- ▶ ±2,510 SF of Office Space
- ▶ 21 Dock High Doors
 - ▷ 9 with Pit Levelers
- ▶ 2 Grade Level Doors
- ▶ 32' Minimum Clear Height
- ▶ 3,000 Amps, 277/480 Volt Power
- ▶ K-25 ESFR at 40PSI, 250 GPM Total Allowance
- ▶ T-5 Warehouse Lighting with Motion Sensors (New LED in Process)
- ▶ ±100 Auto Parking Spaces
- ▶ Fully Secured Yard with 155' Truck Court & Full Building Circulation
- ▶ Oversized Employee Breakroom
- ▶ Excellent Access to the I-10, I-15, I-215, SR-210 & SR-60 Freeways



**CHASE
BERRY**

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RE License #02196093

**PATRICK
WOOD**

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SITE PLAN



* All building, site and parking areas are approximate and to be verified.



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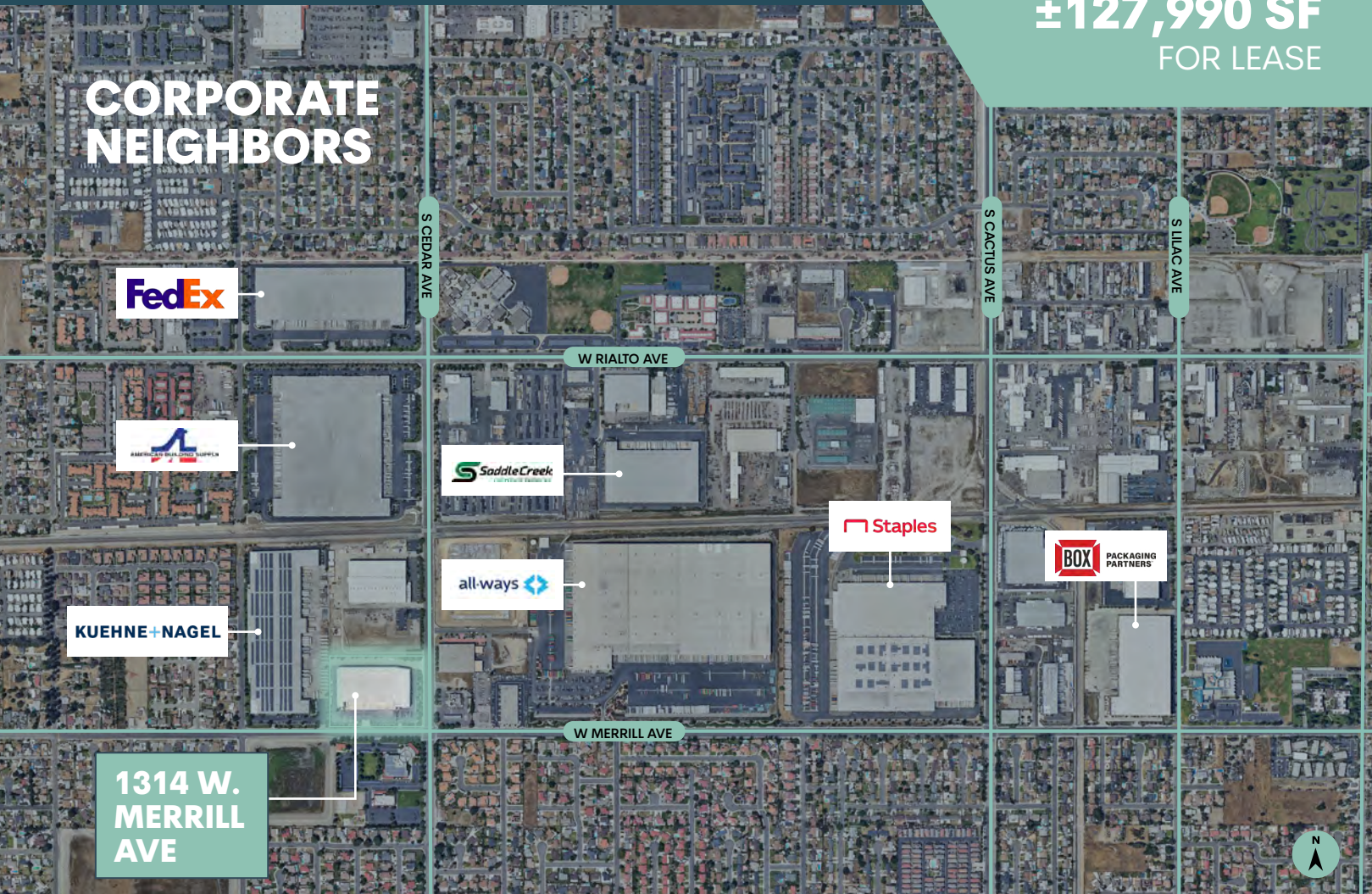
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CORPORATE NEIGHBORS



LOCATION HIGHLIGHTS

- | | | | |
|-------------------|--|-------------------|---------------------------------|
| 5.2 miles | ▶ BNSF Rail Yard | 13.3 miles | ▶ Ontario International Airport |
| 5.6 miles | ▶ FedEx Ground Hub - Bloomington | 14.5 miles | ▶ UPS Regional Air Hub |
| 9.2 miles | ▶ San Bernardino International Airport | 14.7 miles | ▶ FedEx Air Hub - Ontario |
| 10.0 miles | ▶ UP Colton | 68.2 miles | ▶ LAX |
| 11.7 miles | ▶ FedEx Freight - SB | 69.1 miles | ▶ Port of LA/LB |



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