

# Free Standing Industrial Building For Sale or Lease Heavy Power with Paved Secured Yard



**1096 W Rialto Ave,  
San Bernardino, CA 92410**

**MGR**  
Real Estate

**Jerry Tomeo IV**  
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MGR Real Estate Inc. 3800 E. Concourse St, Ontario, CA 91764 | Office: 909-981-4466 / Fax: 909-981-6267

Commercial Brokerage • Residential Real Estate • Property Management  
Ontario-909-981-4466    Irvine (949) 252-1453    Victorville-760-955-7888    Rancho Mirage (760) 773-0123  
[WWW.MGRREALESTATE.COM](http://WWW.MGRREALESTATE.COM) | Lic. #01841921

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Property Type:	Owner-User or Investment   Free-Standing Building
Price:	\$4,200,000 or \$1.00 NNN
Occupancy (Current):	Vacant
Building Size Total	Approx. 20,048 SF Building
Total Land SQFT:	Approx. 37,700 SF
Year Built:	Originally built 1957 / Newly Renovated 2026
Heavy Power:	1,600 AMPS / 3-Phase, 4-Wire   277/480 Volts
Ground Level Door:	(2) Two Wide Ground Level Loading Door
Dock High:	(1) One Exterior Dock High Loading Ramp
APN:	0138-311-35-0000
Zoning and Use:	IL Light Industrial
Parking:	Paved and Gated
Location:	215 Freeway Exit West on W. 2nd St, Left on N. K ST.

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**Heavy Power - 1,600 AMPS / 277-480V**



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