

FOR SALE

170 W MINDANAO ST | RIALTO, CA

±15,763 SF INDUSTRIAL BUILDING

ON ±0.64 AC WITH FULLY FENCED YARD

**SELLER
MOTIVATED!**



**CLICK HERE FOR
VIDEO TOUR**



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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SITE

SLOVER AVE

S RIVERSIDE AVE

W MINDANAO ST



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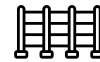
PROPERTY HIGHLIGHTS



±15,763 SF Industrial Building
on ±0.64 AC



Two 12x14 Dock High Doors with
Load Levelers



Fully Fenced Yard



Two 12x14 Ground Level Doors



H-ID Heavy Ind [click to view](#)
(City of Rialto-Verify)
[click to view Permitted Uses](#)



3 Private Offices, 1 Reception,
Bullpen, Coffee Bar, Shop
Restroom



Electrical Dist. Throughout, Floor
Drains, 3-Stage Clarifier, 1 Inch
Gas Line to Building



Close Proximity to 10/215/60
Freeways



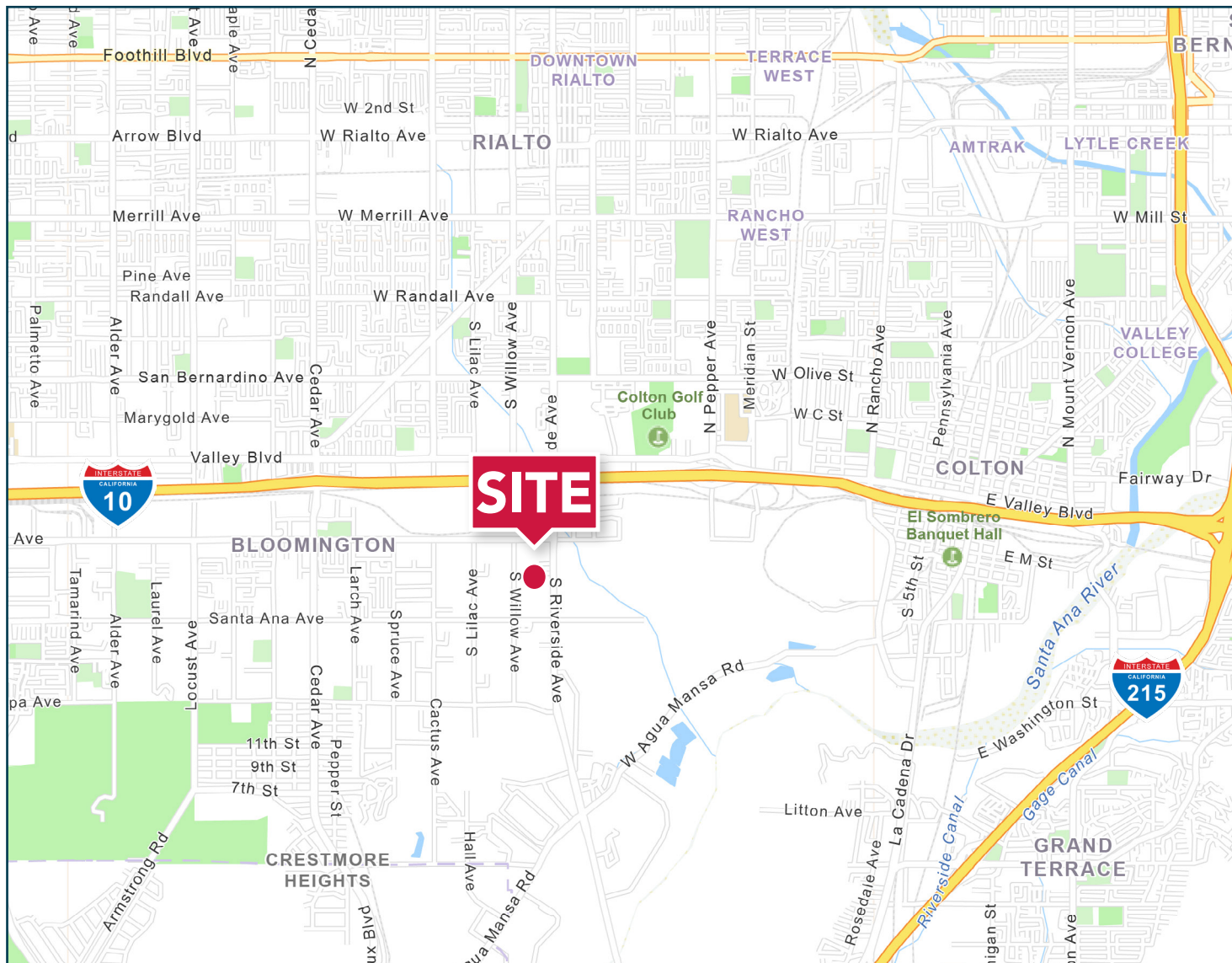
Short Term Lease Expires 07/31/2025



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0.7 Miles
10 FWY Entrance



4.7 Miles
215 FWY Entrance



4.7 Miles
60 FWY Entrance



13.1 Miles
Ontario Intl Airport



69.1 Miles
LAX Airport



69.3 Miles
Port of Long Beach



70.5 Miles
Port of Los Angeles



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