



# BTC III Rialto CC

2175 N. Linden Avenue, Rialto, CA 92377



**378,500 SQ FT**  
available space



**40'**  
clear height



**Class A**  
warehouse facility



**Built-to-suit**  
opportunity



# Property Features

2175 N. Linden Avenue, Rialto, CA 92377



**378,500 SF**  
Available space



**5,622 SF**  
Office space



**54**  
Dock high doors



**2**  
Grade level doors



**ESFR**  
Fire sprinklers



**52**  
Trailer parking stalls



**167**  
Auto parking stalls



**60' x 56'**  
Column spacing  
(typical)



**40'**  
Clear height



**185'**  
Truck court





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## Location Highlights

Prime industrial site in the Inland Empire

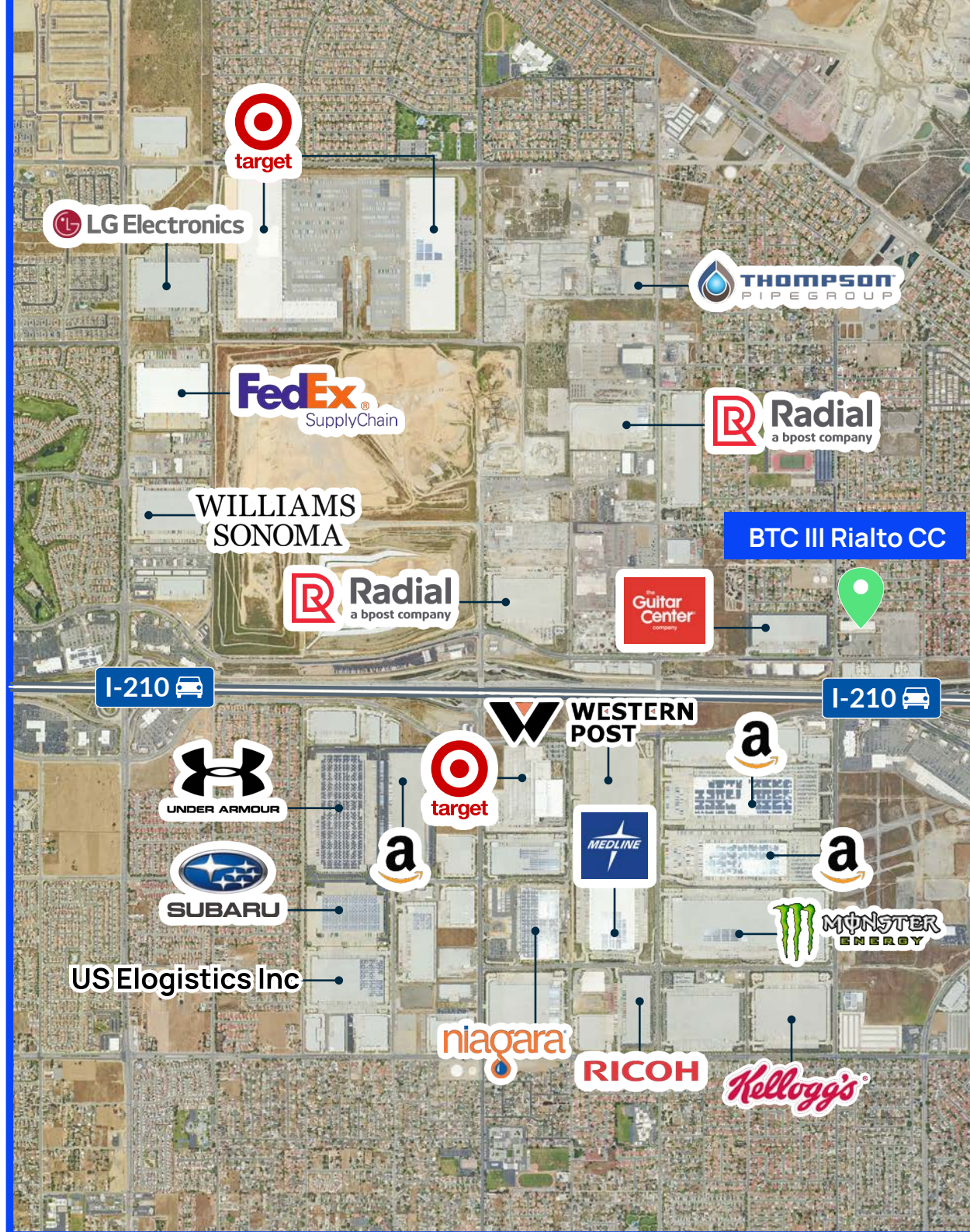
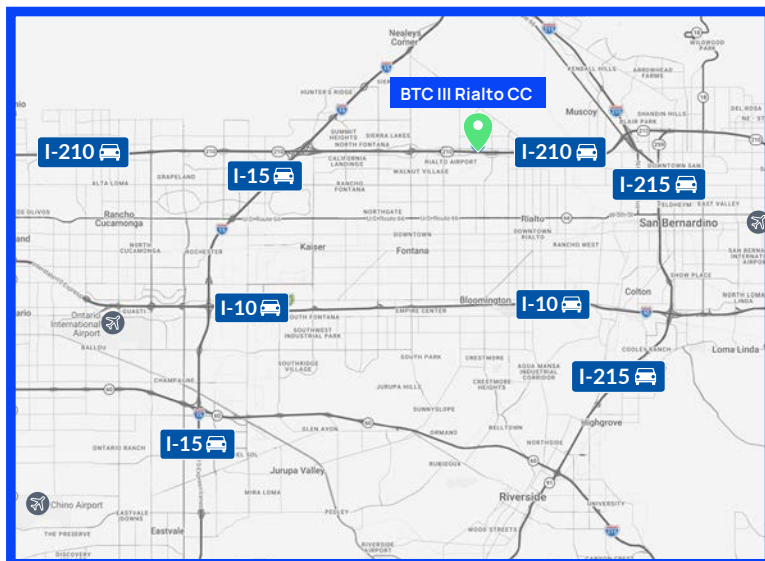
Located near major Highways I-210, I-15 and I-10

Close proximity to major logistics and distribution hubs

Near Metrolink rail service and regional airports

Strong labor pool in a growing commercial corridor

Zoned for heavy industrial use with established infrastructure





I-15

I-215

I-215

I-210

I-215

BTC III Rialto CC



I-210

I-210

259

Nealeys Corner

Keruan

Irvington Ave

Kendall Dr

Campus Pkwy

Northpark Blvd W

ust Ave

en Ave

Muscoy

Historic Rte 66

Little Mountain Dr

N Macj St

N California St

W 27th St

Alder Ave

N Ayala Dr

N Lilac Ave

N Willow Av

N Pep

W 16th St

W Baseline Rd

W Baseline St

# Proven track record of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at [www.marqlogistics.com](http://www.marqlogistics.com), and view our current properties at [www.glp.com.br](http://www.glp.com.br).

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