

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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*All items on this page are deemed to be correct but should be viewed as reference only. MGR Real Estate, Inc. does not warranty/guaranty the validity of any information on this page.

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Commercial Brokerage • Residential Real Estate • Property Management
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Property Type:	Owner-User or Investment Free-Standing Building
Price:	\$3,900,000 or \$.90 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
Gound 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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