



BUILDING ENERGIZED AND READY FOR IMMEDIATE OCCUPANCY

RESOURCE RIALTO CORPORATE CENTER

±42,408 SQ. FT. ON ±1.88 ACRES



FOR SALE/LEASE

100 W. RESOURCE DRIVE

RIALTO | CA

EXCLUSIVE LISTING AGENTS:

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Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

DAUM
COMMERCIAL REAL ESTATE SERVICES

±42,408 SF AVAILABLE

PROJECT HIGHLIGHTS



Building Size:
±42,408 SF



Office:
±3,379 SF



Land Size:
±1.88 ACRES



Clear Height:
32'



Doors:
4 DH Doors (9'x10')
1 GL Doors (12'x14')



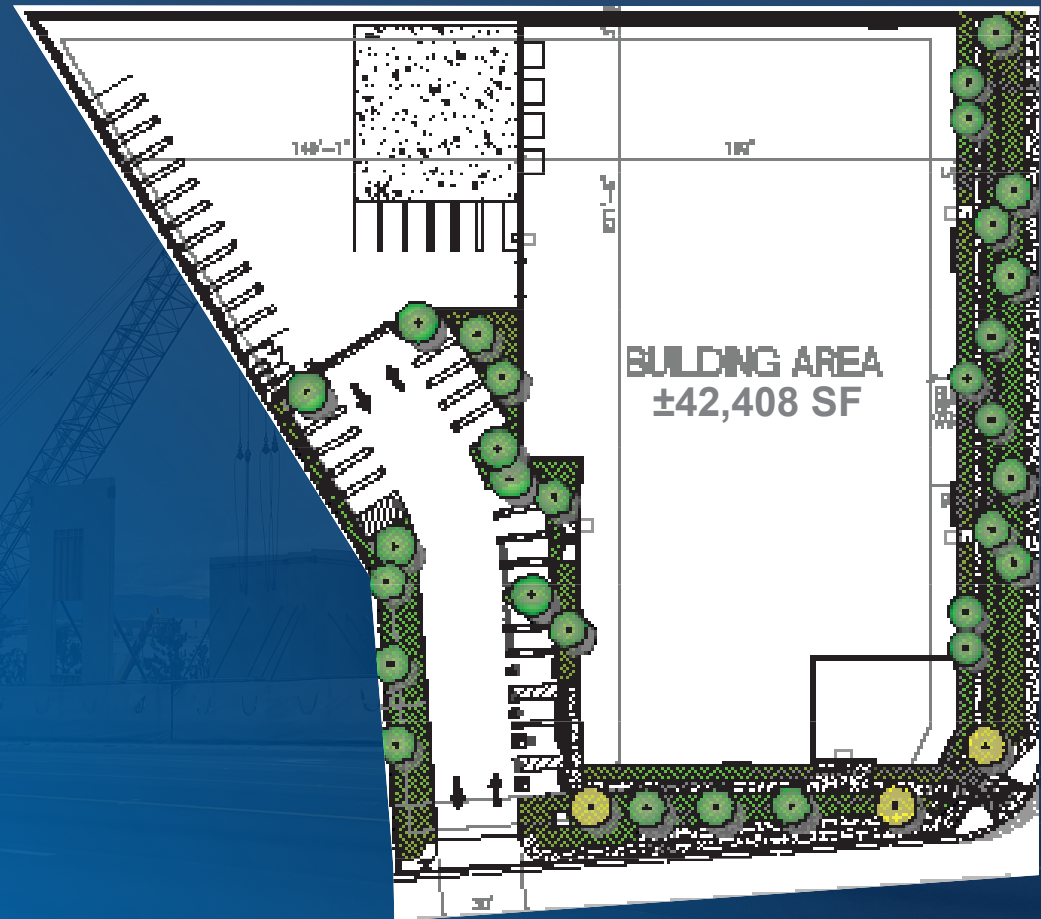
Skylights:
2.5%



Power:
800 Amps



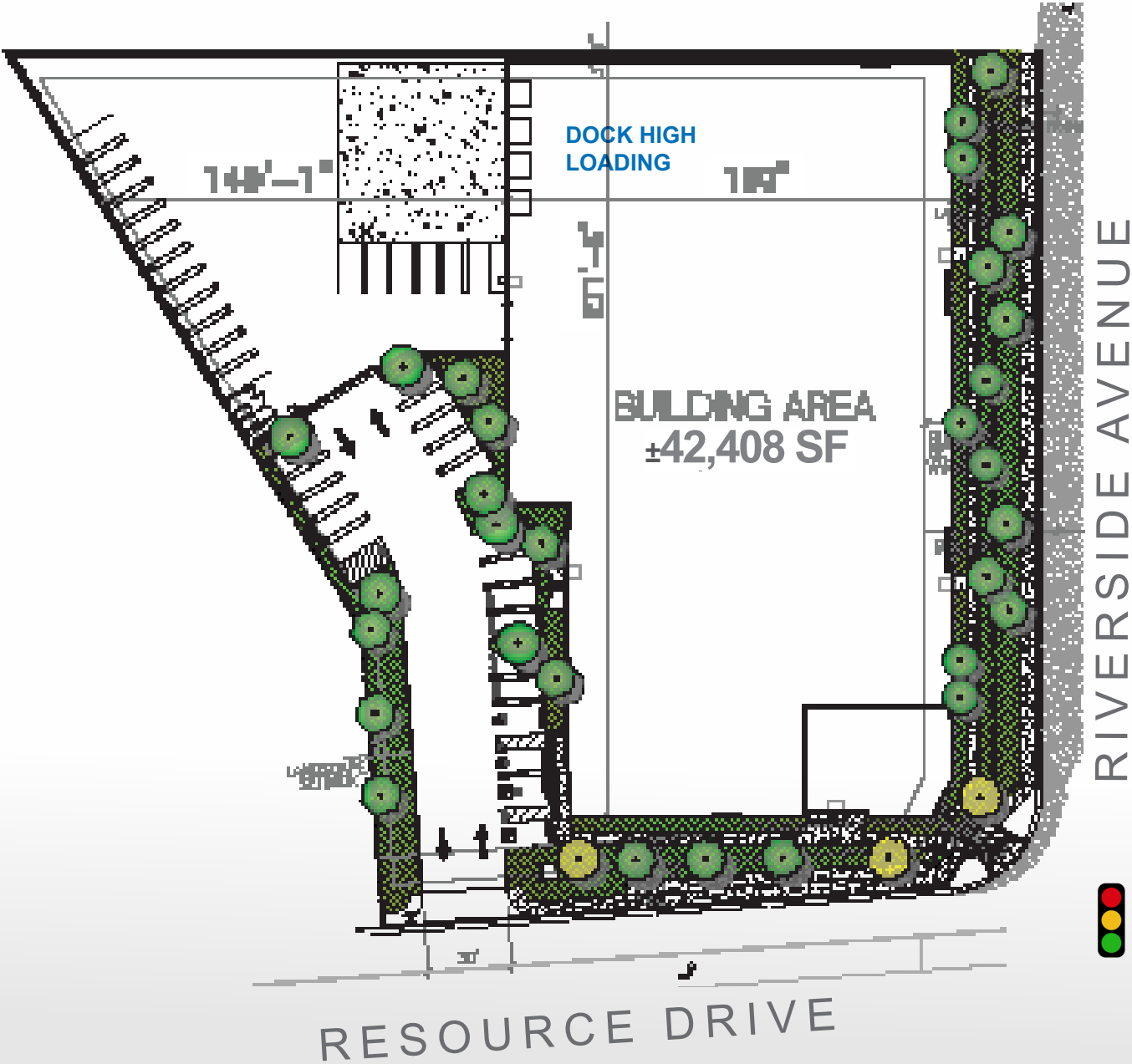
Solar:
**11.6 KW of
Photo-Voltaic Power**



*NOT TO SCALE

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SITE PLAN



*NOT TO SCALE

CORPORATE NEIGHBORS



PRIME CENTRAL LOCATION



FREEWAYS

I-10 Freeway	1.9 Mi
215 Freeway	3.8 Mi
210 Freeway	6 Mi
I-15 Freeway	13.4 Mi



AIRPORTS

Ontario International	18 Mi
San Bernardino International	11.4 Mi
John Wayne	47.7 Mi
LAX	73.9 Mi



INTERMODAL/PORTS

Union Pacific Intermodal Yard	6 Mi
BNSF Intermodal Yard	10 Mi
Port of Long Beach	71 Mi
Port of Los Angeles	72 Mi



NOTABLE TENANTS IN THE SUBMARKET

The Rialto/Inland Empire West submarket continues to experience strong institutional demand driven by e-commerce, third-party logistics, and regional distribution users.

Notable nearby occupants include:

- **Amazon Fulfillment Centers** (LGB7 & surrounding campuses) – multiple facilities serving Inland Empire and Southern California
- **Staples Distribution Center** – ±450 S. Cactus Ave, Rialto
- **FedEx Supply Chain / Ground Facilities** – multiple Rialto locations
- **Target Regional Distribution Operations** – Inland Empire network presence

The area has continued to attract large-format distribution and logistics users due to proximity to population centers, ports, and modern industrial infrastructure.

Noteworthy Tenants Include:

1,300,000+ SF Amazon	760,000± SF Target	740,000± SF Staples
385,000± SF FedEx Supply Chain	430,000± SF Monster Energy	

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