

FOR SALE

**169 W MINDANAO ST | RIALTO, CA**  
**±20,559 SF INDUSTRIAL BUILDING ON**  
**±0.81 AC WITH FULLY FENCED YARD**

**AVAILABLE  
NOW!**



**CLICK HERE FOR  
3D WALKTHROUGH**



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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



±20,559 SF Industrial Building  
on ±0.81 AC



Fully Fenced Yard



Two 12x14 Dock High Doors with  
Load Levelers



Two 12x14 Ground Level Doors



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



Reception, 5 Private Offices, 2  
Office Restrooms & a Coffee Bar



800 Amp/480/277V/3 Phase  
(Verify)



Close Proximity to 10/215/60  
Freeways

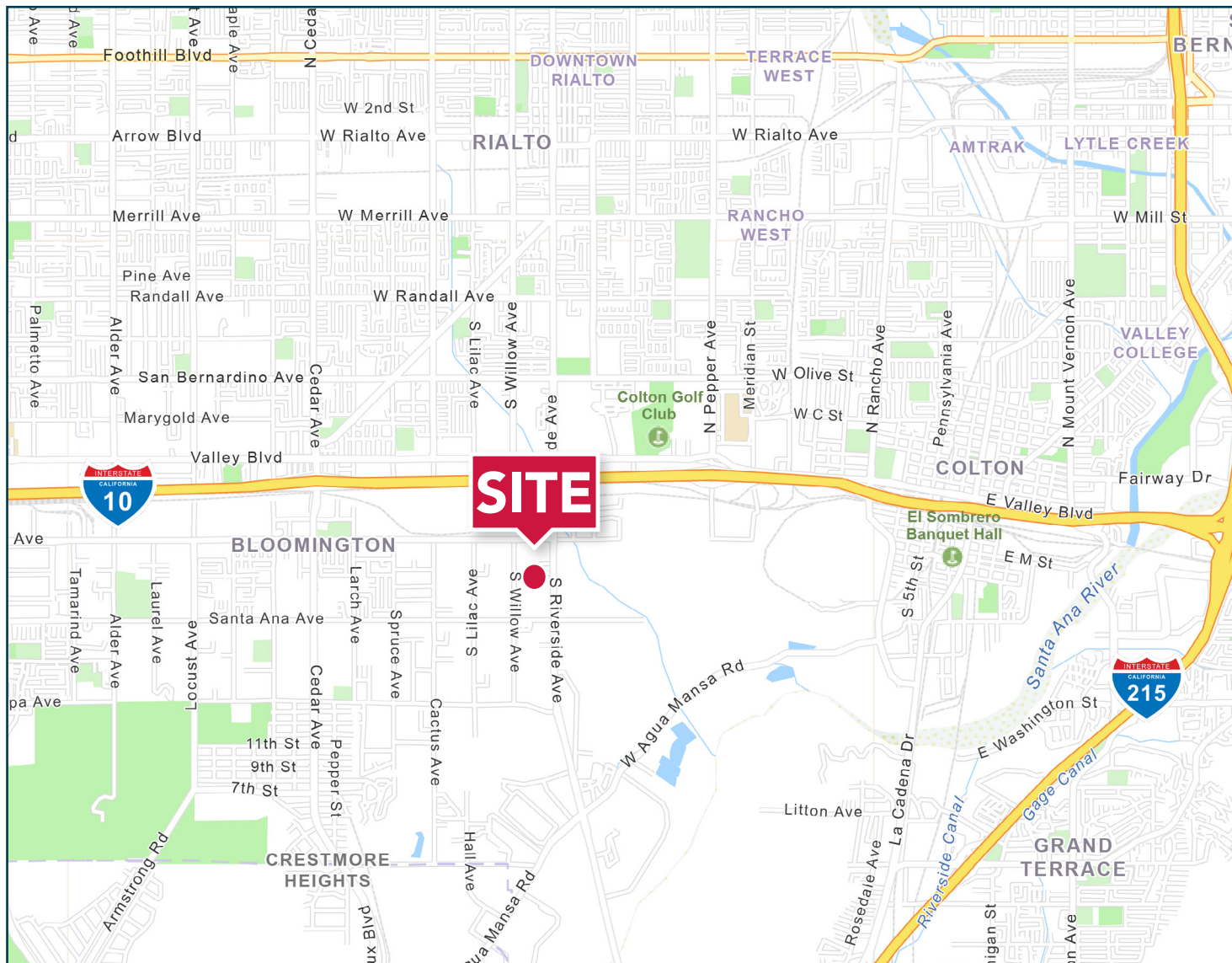




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**0.7 Miles**  
10 FWY Entrance



**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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