FOR SALE

169 & 170 W MINDANAO ST | RIALTO, CA

±36,322 SF INDUSTRIAL BUILDING
ON ±1.45 AC WITH FULLY FENCED YARD



Big Yard Building Brokers

TRENT KIMSEY
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PROPERTY HIGHLIGHTS

- ±36,322 SF Industrial Building on ±1.45 AC
- Four 12x14 Dock High Doors with Load Levelers
- Fully Fenced Yard
- Four 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 [169 W Mindanao St]
  3 Private Offices, 1 Reception, Bullpen, Coffee Bar, Shop Restroom [170 W Mindanao St]
- 800 Amp/480/277v/3Phase (Verify) & Electrical Dist. Throughout, Floor Drains, 3-Stage Clarifier, 1 Inch Gas Line to Building
- Close Proximity to 10/215/60 Freeways

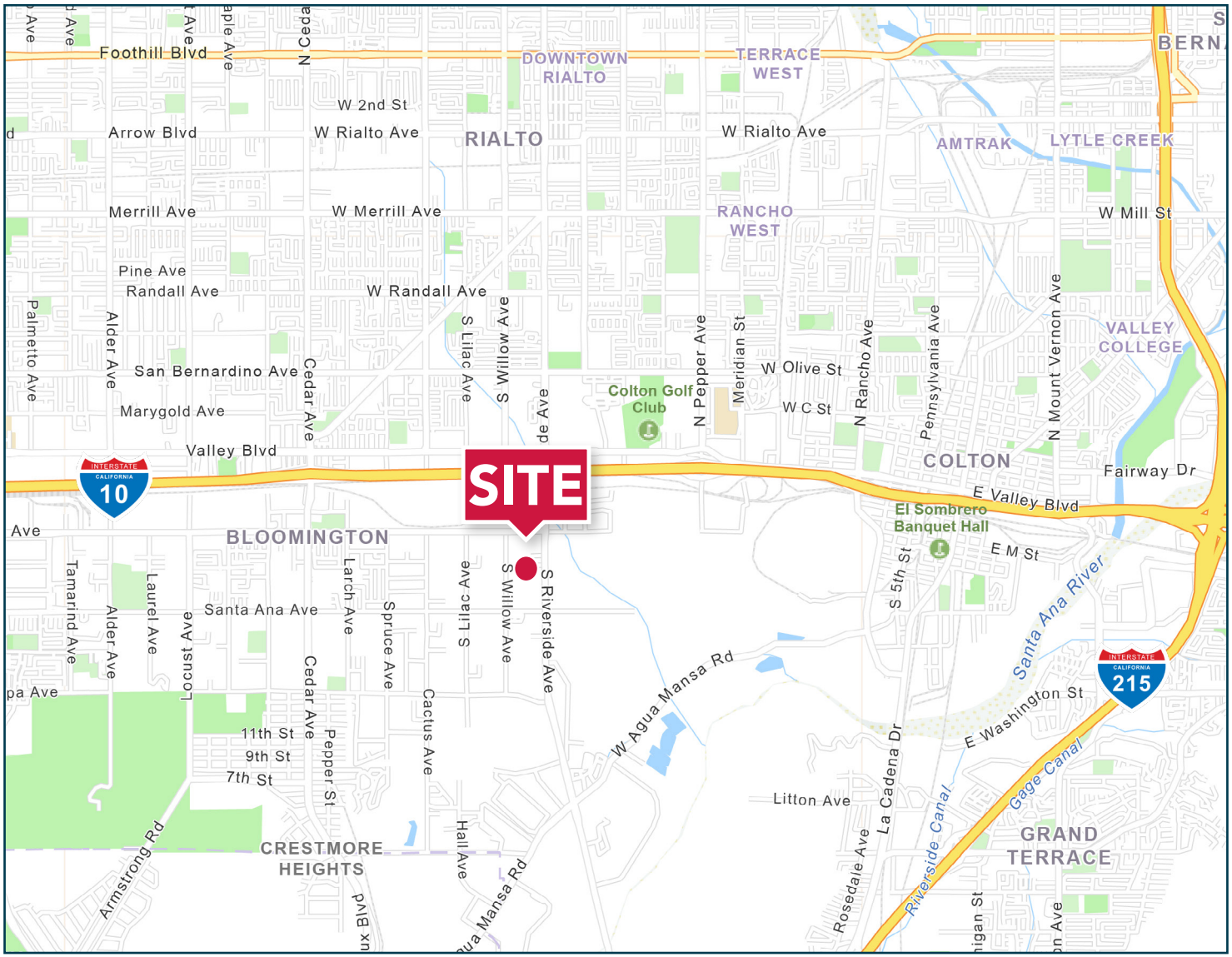
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0.7 Miles
10 FWY Entrance

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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