



**ARES
INDUSTRIAL
MANAGEMENT**

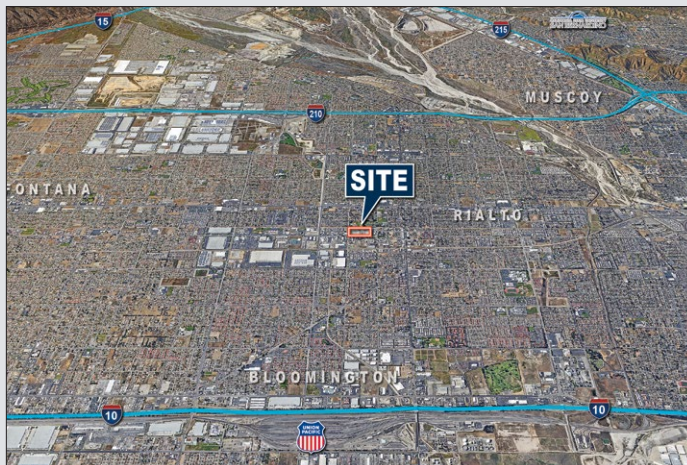
RIALTO COMMERCE CENTER II

436 W. RIALTO AVENUE, RIALTO, CA 92376

FOR LEASE | ±294,304 SQ FT | Class A Warehouse Facility



ARESRIALTOII.COM



BUILDING HIGHLIGHTS

- ±294,304 SF Building
- ±5,364 SF Office
- 40' Ceiling Height
- ESFR Sprinkler System with K-25 Heads at 50 PSI
- 38 (9' x 10') Dock High Doors
 - Ten (10) Doors with 35,000 lbs Pit Levelers
- 2 (12' x 14') Grade Level Doors
- 2,000 amp service with 4,000 amp UGPS (verify)
- ±185' Truck Court
- 199 Auto Parking Stalls
- 59 Additional Trailer Parking Stalls
- Secured Private Yard
- Spec LED Warehouse Lighting

JUAN GUTIERREZ, SIOR
Executive Vice President/Partner
jgutierrez@voitco.com
909-545-8008
Lic.#01777990

RYAN LAL, SIOR
Senior Vice President/Partner
rlal@voitco.com
909-545-8020
Lic.#01854104

Voit
REAL ESTATE SERVICES

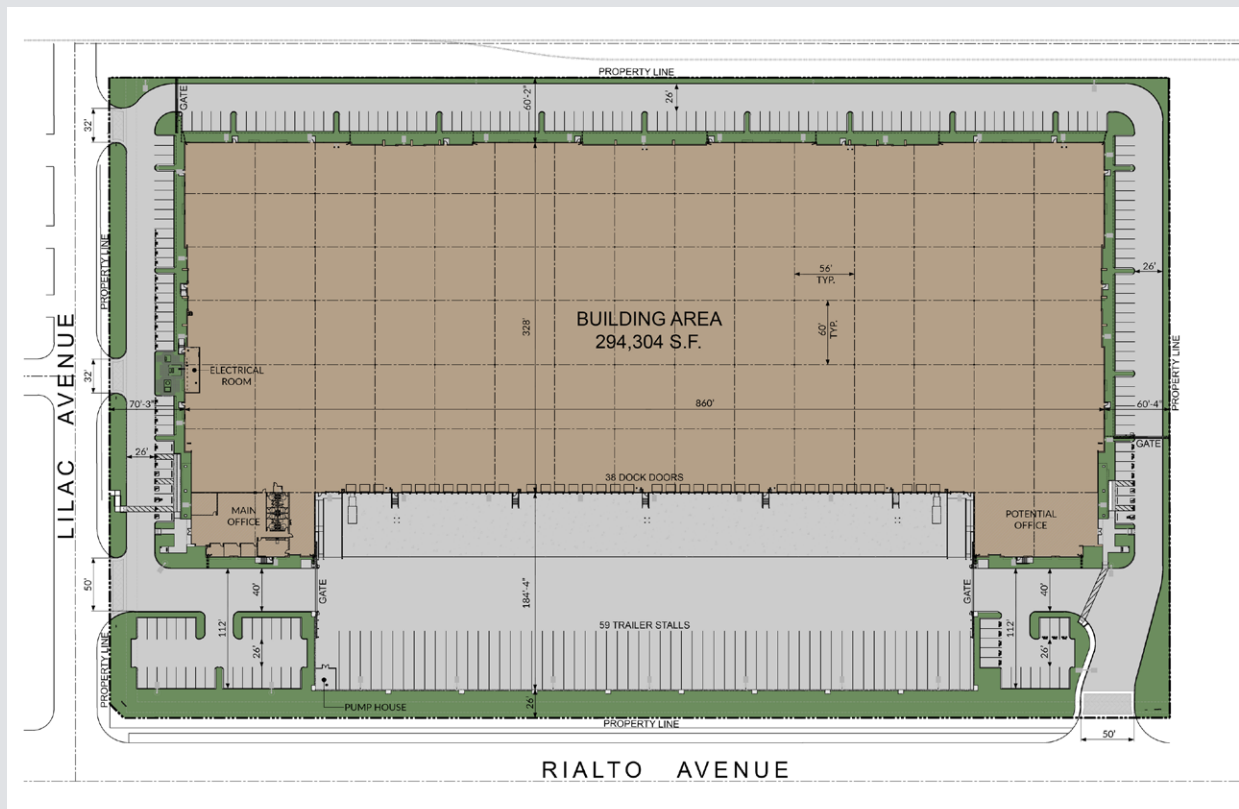


ARES
INDUSTRIAL
MANAGEMENT

RIALTO COMMERCE CENTER II

436 W. RIALTO AVENUE, RIALTO, CA 92376

FOR LEASE | ±294,304 SQ FT | Class A Warehouse Facility



JUAN GUTIERREZ, SIOR
Executive Vice President/Partner
jgutierrez@voitco.com
909-545-8008
Lic.#01777990

RYAN LAL, SIOR
Senior Vice President/Partner
rlal@voitco.com
909-545-8020
Lic.#01854104

Voit
REAL ESTATE SERVICES

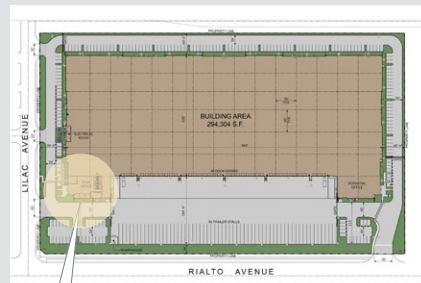


ARES
INDUSTRIAL
MANAGEMENT

RIALTO COMMERCE CENTER II

436 W. RIALTO AVENUE, RIALTO, CA 92376

FOR LEASE | ±294,304 SQ FT | Class A Warehouse Facility



JUAN GUTIERREZ, SIOR
Executive Vice President/Partner
jgutierrez@voitco.com
909-545-8008
Lic.#01777990

RYAN LAL, SIOR
Senior Vice President/Partner
rlal@voitco.com
909-545-8020
Lic.#01854104

Voit
REAL ESTATE SERVICES

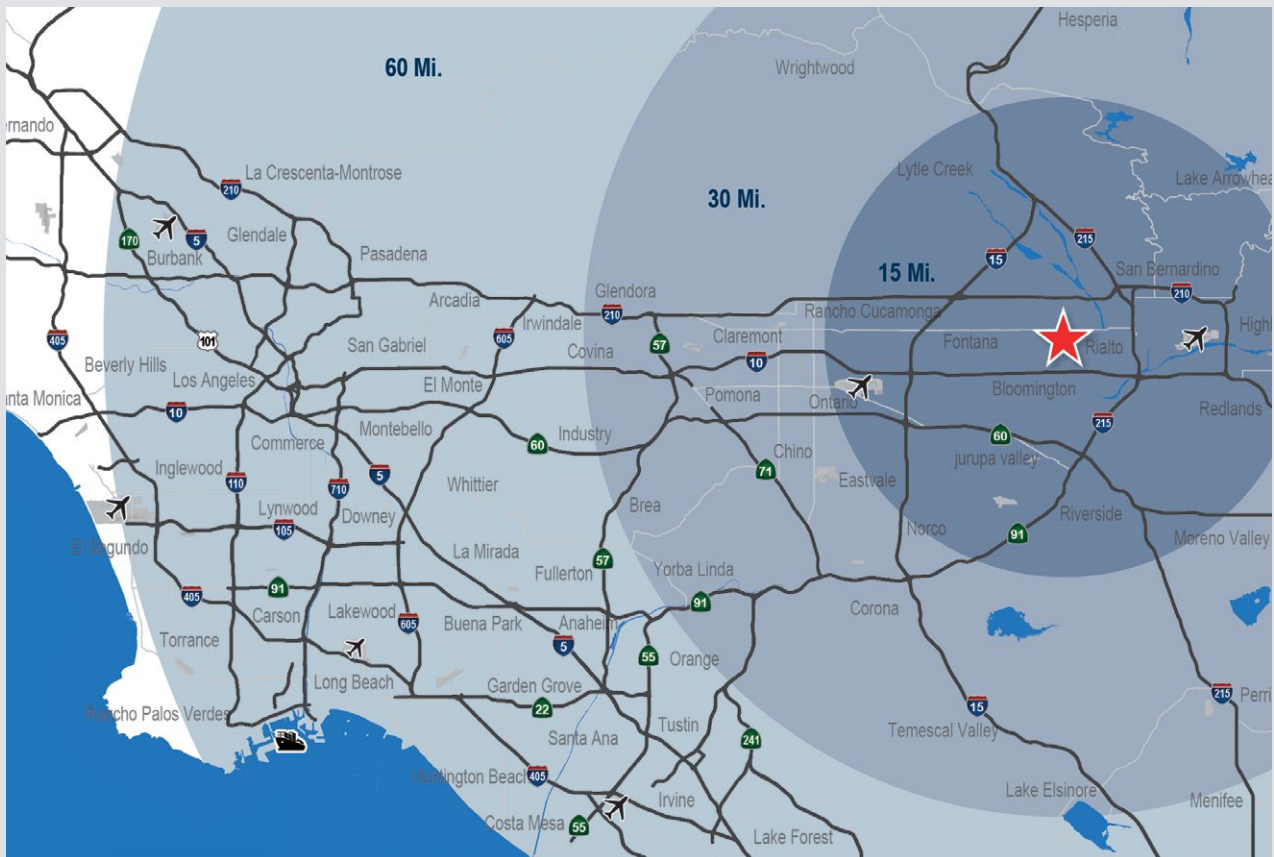


**ARES
INDUSTRIAL
MANAGEMENT**

RIALTO COMMERCE CENTER II

436 W. RIALTO AVENUE, RIALTO, CA 92376

FOR LEASE | ±294,304 SQ FT | Class A Warehouse Facility



JUAN GUTIERREZ, SIOR
Executive Vice President/Partner
jgutierrez@voitco.com
909-545-8008
Lic.#01777990

RYAN LAL, SIOR
Senior Vice President/Partner
rlal@voitco.com
909-545-8020
Lic.#01854104

Voit

REAL ESTATE SERVICES