

HEAVY INDUSTRIAL BUILDING FOR LEASE

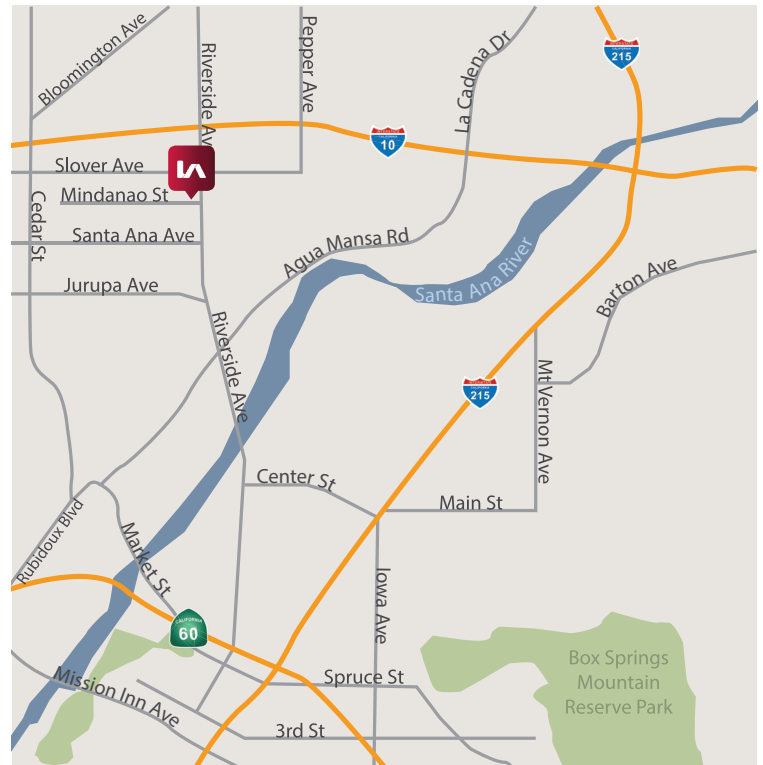
±15,763 SF ON ±0.63 AC AVAILABLE

170 Mindanao St, Rialto, CA 92316



PROPERTY HIGHLIGHTS

- Electrical Distributed Throughout, Floor Drains, and 3-Stage Clarifier
- New: Paint Inside & Out & Window Blinds
- Warehouse Shop Sink with Eye Wash Station
- 3 Private Offices, Reception, Bullpen, Coffee Bar, Shop Restroom
- 3 Year Old Roof (verify), Florescent Light, & 1" Gas Line to Building
- Comes with Air Compressor with Distribution
- Sprinklered .33/3000
- 2 Ground Level Doors (12'x14')
- 2 Dock High Level Doors (12'x14') with Load Levelers
- 17' - 18' Clear Height
- 1 Shop Shower
- Agua Mansa Specific Plan
- Access to the 60, 91, 215 FWY Interchange



Corporate ID#: 01048055
www.lee-associates.com

**BIG YARD
BUILDING
BROKERS**

ALEXEY ZABOLOTSKIKH | 951.276.3606 | ALEX@LEERIVERSIDE.COM | BRE#: 01428540

CRAIG YOCUM | 951.276.3625 | CYOCUM@LEERIVERSIDE.COM | BRE#: 00942165

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