

INDUSTRIAL ZONING

BUILDING NOW COMPLETED AND AVAILABLE

FOR LEASE
45,659 SF



1110 W. BASELINE RD.
RIALTO | CA 92376

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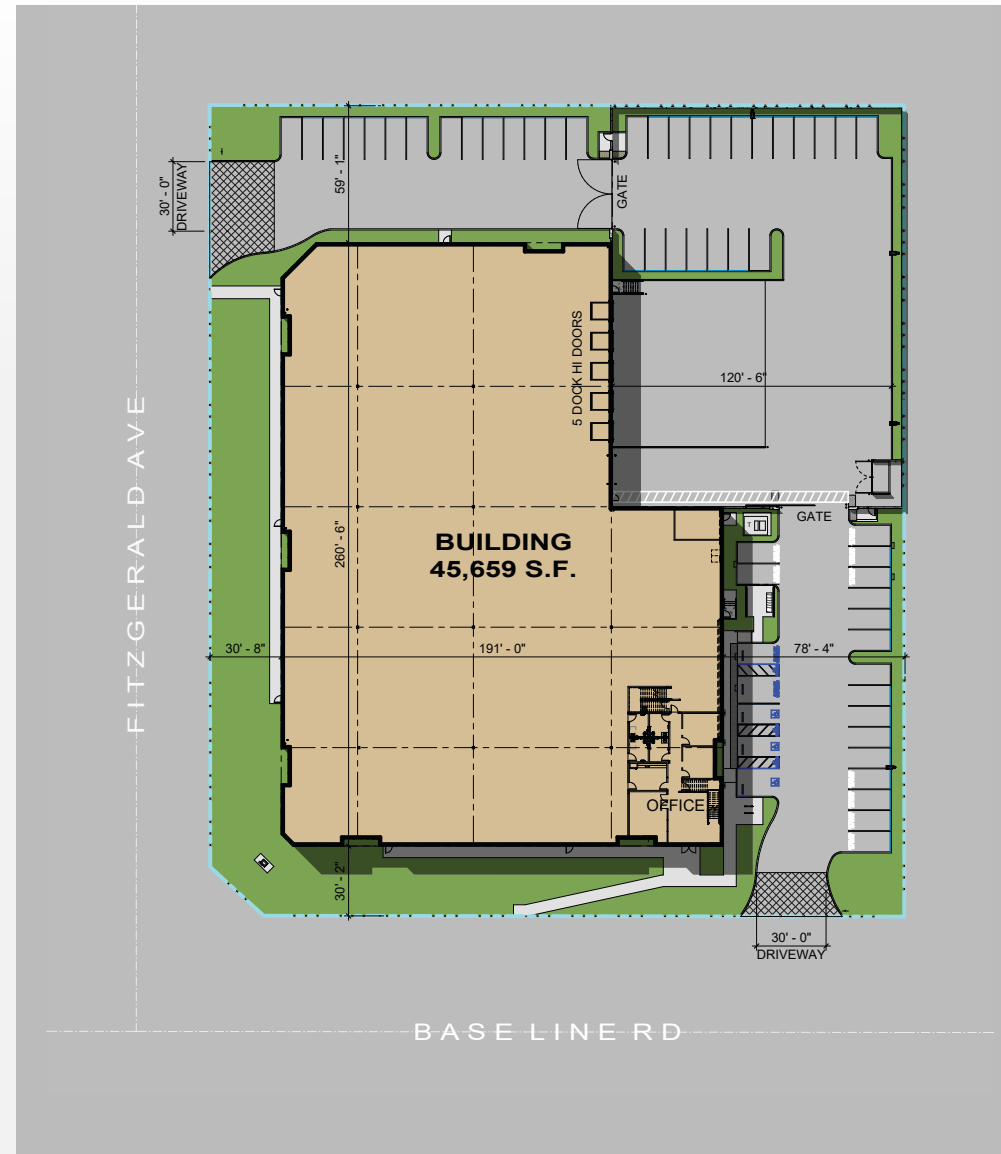
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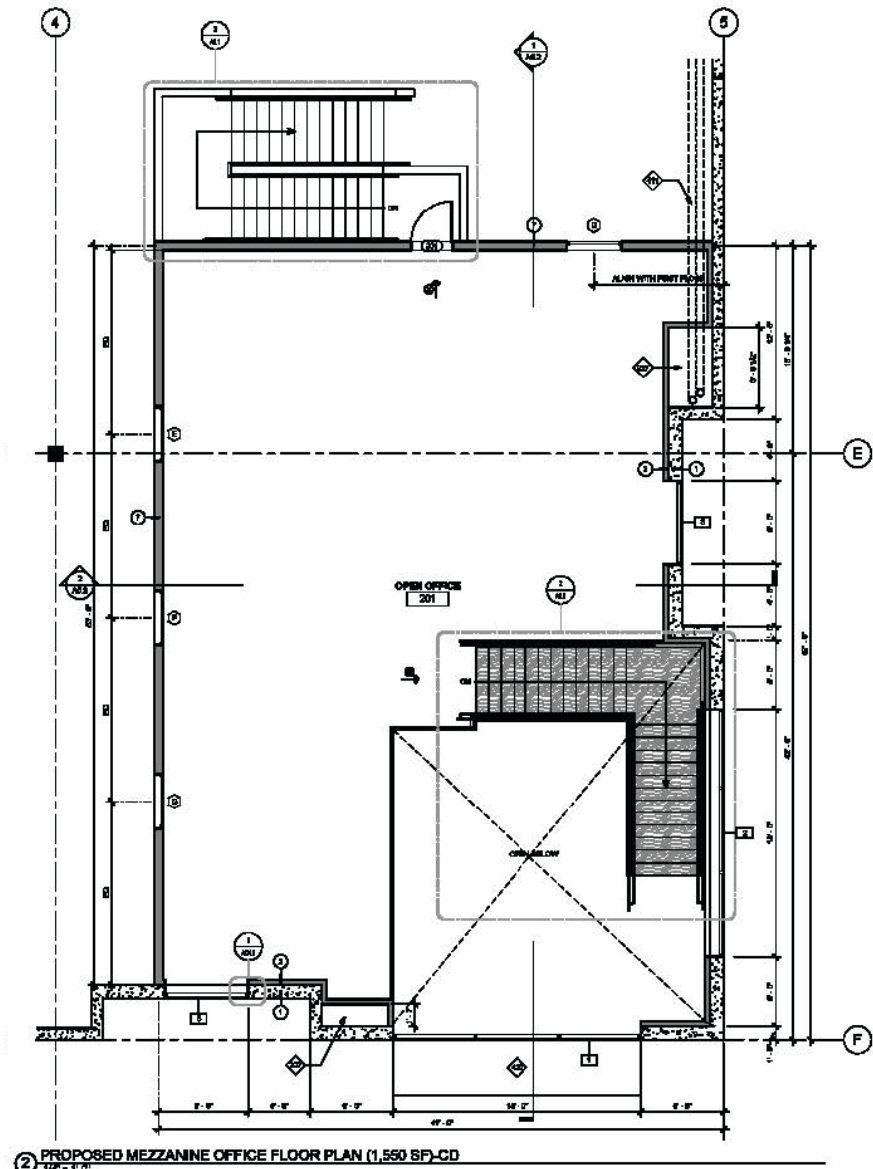
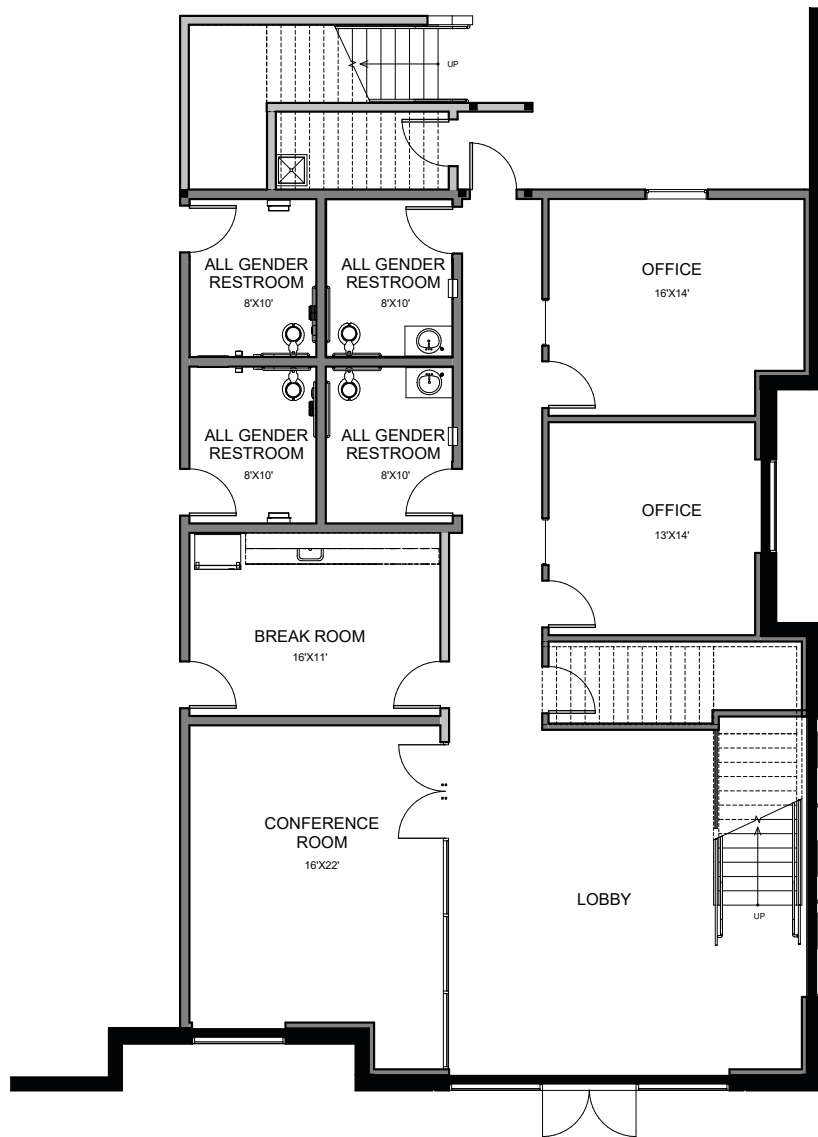


PROPERTY HIGHLIGHTS

Building Footprint	44,159 SF
Mezzanine	1,500 SF
Total Building SF	45,659 SF
	Free Standing Building located within the Renaissance Development Plan
Proposed Office	2,000 SF
Clear Height	30' min. clearance
Bldg. Floor Slab	6" Thick Concrete 3,000 PSI reinforced with #3's @ 24" OCEW
Roof System Decking	4 Ply Built Up Roofing including 10 year NDL Warranty
Insulation at Warehouse	FSK Scrim Foil at Underside of Roof Structure
Skylights	3.0% Coverage
Yard	Secured, Gated Truck Court/Yard
Outdoor Features	Outdoor Break Patio Area
Dock High / Grade Level Doors	5/1 2 - 35,000 lb Load Levelers and 3 - Edge of Dock Levelers
Dock Levelers 35k lb Mech.	2
Lighting - Site	LED - Average of 2.8 foot-candles
Lighting - Warehouse	LED - Average of 20 foot-candles
Sprinkler Density	ESFR K-25 sprinkler heads
Power - Amp Installed	1,200 AMPS 270/480v 3 Phase Power



OFFICE LAYOUT



2 PROPOSED MEZZANINE OFFICE FLOOR PLAN (1,550 SF)-CD
1/4" = 1'-0"



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DAUM
COMMERCIAL REAL ESTATE SERVICES

CITYCOM



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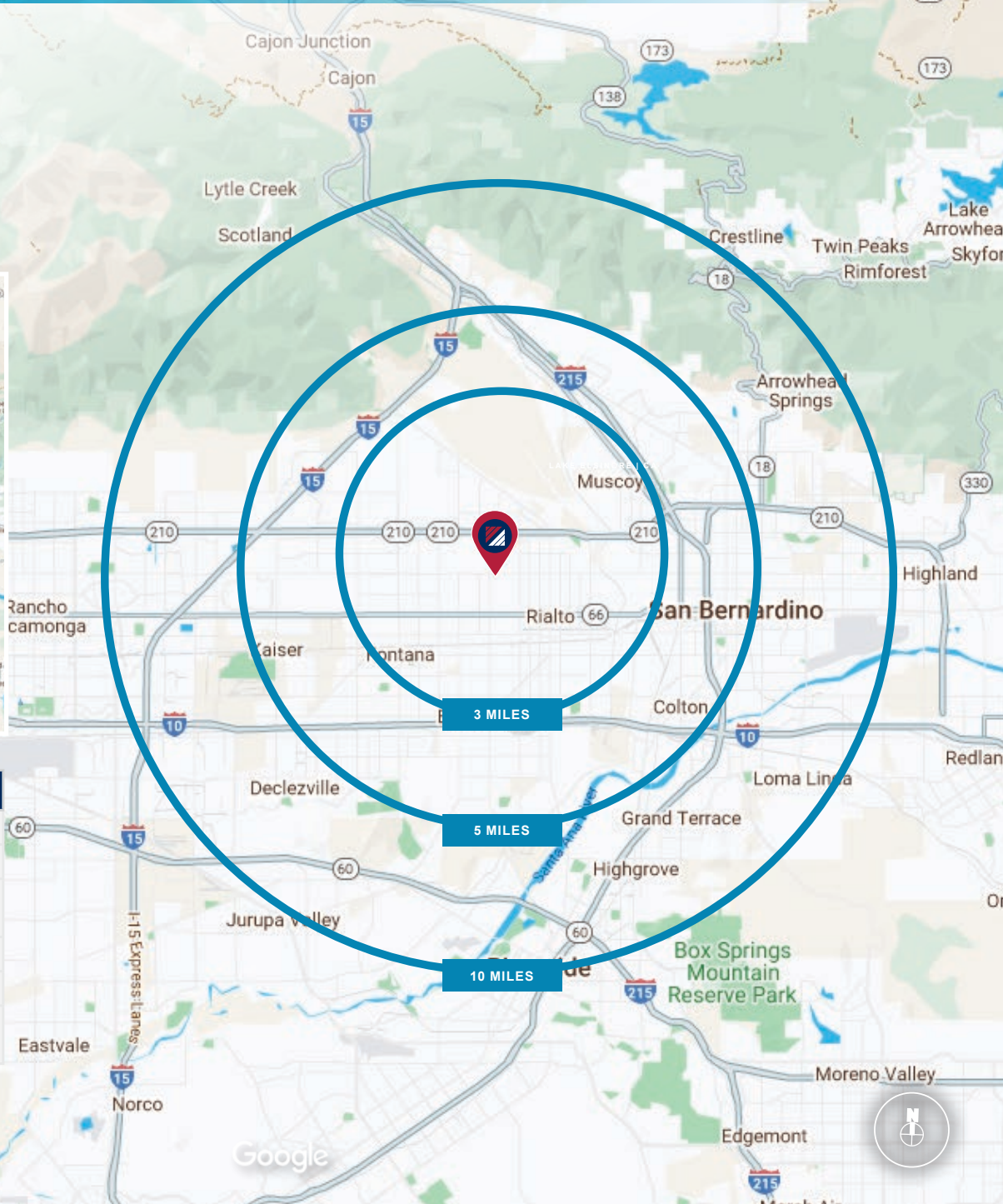
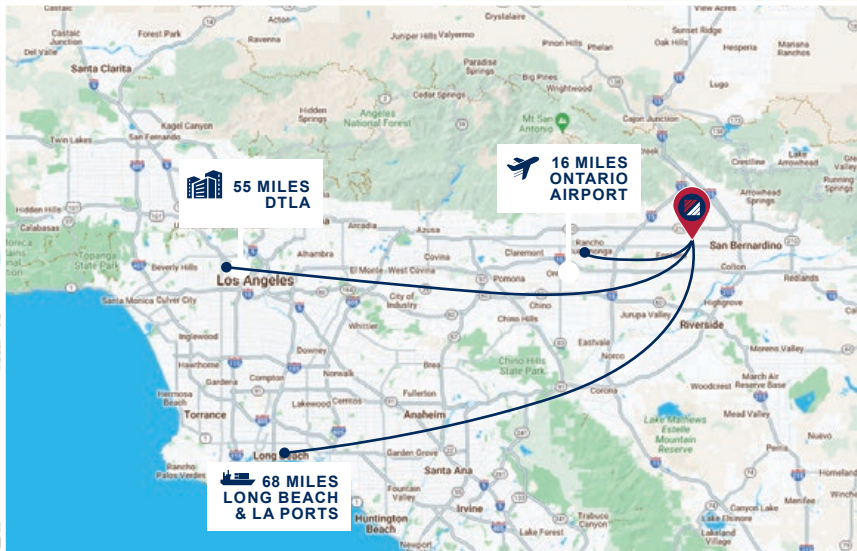
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LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	145,333	354,628	854,722
2022 Population	156,685	390,497	934,490
2027 Population Projection	162,712	406,877	974,567
3 mile	5 mile	10 mile	\$80,162
Avg Household Income	\$79,074	\$81,184	\$83,588
Median Household Income	\$1.4B	\$3.5B	\$8.9B

AMENITIES MAP



- amazon
- niagara
- TARGET
- Center Center
- Durlington
- ULTA
- EAGLE
- UNDER ARMOUR
- GEODIS
- MONSTER ENERGY



SUBJECT PROPERTY

- Ka Home
- Home
- Factory Store
- niagara
- RAB
- WEBER
- Smart & Final
- AÉROPOSTALE
- babytrend
- PACIFIC
- Saladino's
- EXCEL
- GREENBALL
- GEODIS
- WAXIES
- NONGSHIM