

# 436,650 SF AVAILABLE FREESTANDING BUILDING



## FOR LEASE

### 1464 W MERRILL AVE. RIALTO | CA

#### EXCLUSIVE LISTING AGENTS:

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#### PROPERTY FEATURES



Warehouse:  
**436,650 SF**



**57**  
Dock High Doors



Office:  
**5,000 SF**

**4**  
Drive Ins



**18.74 ACRES**  
Land Size



**Direct Access**  
on Cedar Ave.



**32'**  
Clear Height

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 436,650 SF AVAILABLE

## PROJECT HIGHLIGHTS



Warehouse:  
**436,650 SF**  
2 Shop Restrooms



**2**  
Electric Truck Chargers  
(Expandable)



**ESFR**  
Sprinklered with K-25  
Heads and 75PSI



Office:  
**5,000 SF**



**0.26/1,000 SF**  
Parking



**M2; Rialto**  
Zoning | Located in  
Opportunity Zone



**18.74 ACRES**  
Land Size



**2000 AMP**  
**277/480V**  
Power Panel



**Drive Around**  
Building



**32'**  
Clear Height



**Solar Power**



**Direct Access**  
on Cedar Ave.



**2005**  
Built



**Fluorescent**  
Lighting  
LED Lighting both in  
warehouse and for  
exterior lighting



**57**  
Dock High Doors



**50'w x 52'd**  
Bay Spacing

**4**  
Drive Ins



S-Cedar/Ave.

S-Cedar/Ave.

S-Cedar/Ave.

W Merrill Ave

W Merrill Ave.

S Linden Ave

S Linden Ave

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# EXISTING SITE PLAN



OFFICE FLOOR PLAN



1464

# 1464

## W MERRILL AVE

RIALTO | CA



1464



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AVAILABLE 1464 W MERRILL AVE | RIALTO | CA

**DAUM**  
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# CORPORATE NEIGHBORS





## PRIME CENTRAL LOCATION



### FREEWAYS

I-10 Freeway	.03 Mi
215 Freeway	5.3 Mi
210 Freeway	5.8 Mi
I-15 Freeway	11.4 Mi



### AIRPORTS

Ontario International	10.1 Mi
San Bernardino International	10.8 Mi
John Wayne	52.2 Mi
LAX	68.5 Mi



### INTERMODAL/PORTS

Union Pacific Intermodal Yard	3.1 Mi
BNSF Intermodal Yard	5.5 Mi
Port of Long Beach	67.7 Mi
Port of Los Angeles	69 Mi