

# Birtcher Logistics Center Rialto

350 W. Valley Boulevard  
Rialto, California

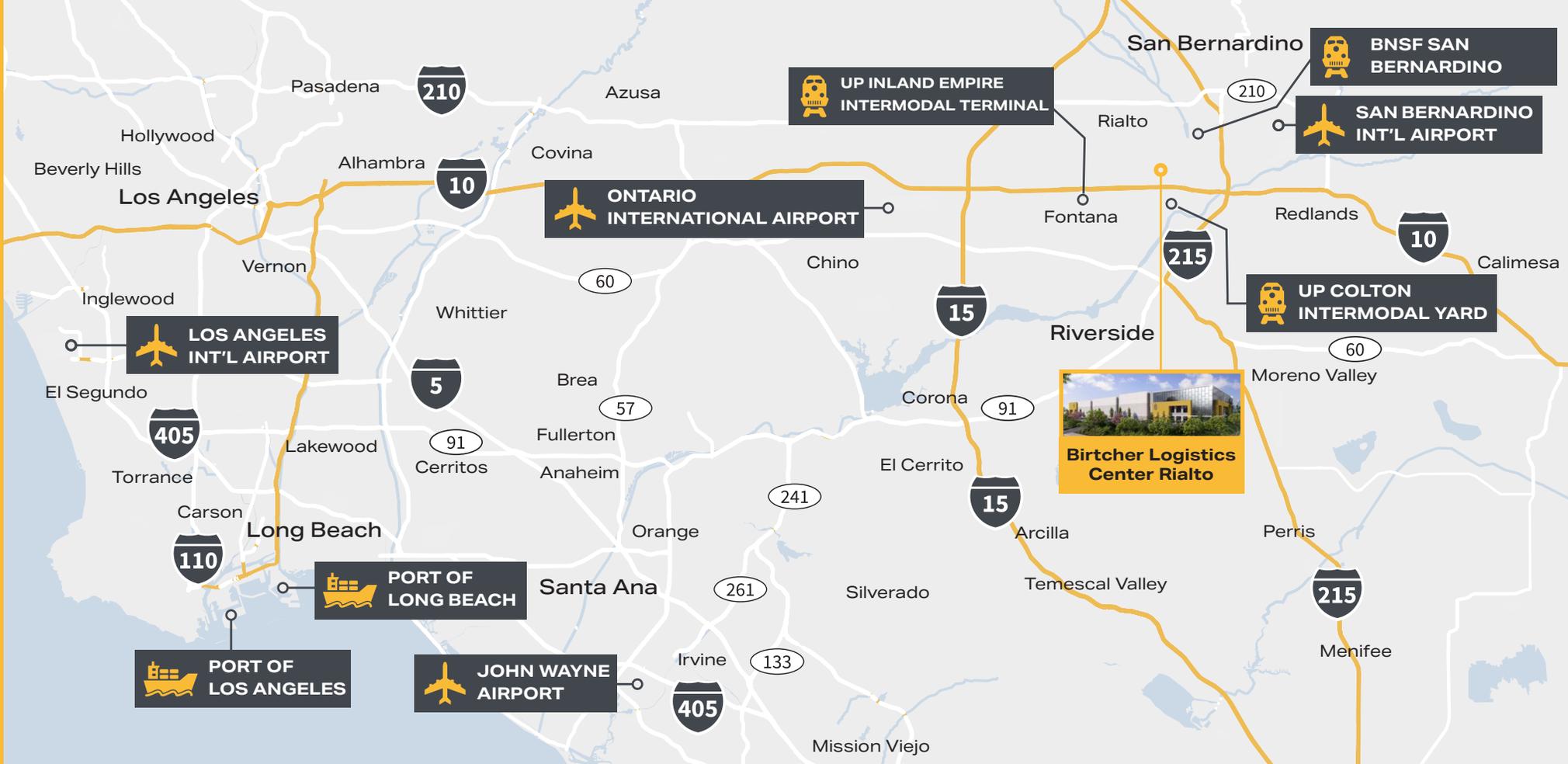
New 40' clear height,  
state-of-the-art distribution facility

Excellent proximity to the 10-freeway



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

**492,631**  
Square Foot  
Industrial Building



# 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

UP Colton Intermodal Yard	1.5 Mi
Union Pacific Intermodal Yard	3.1 Mi
BNSF Intermodal Yard	5.4 Mi
Port of Long Beach	67.7 Mi
Port of Los Angeles	69 Mi

# Building Specifications



## Additional Building Highlights

- Dedicated 3-Lane Queuing for Truck Ingress/Egress via Willow Ave
- Solar ready roof with dedicated solar switchgear panel & conduits
- 8" Reinforced Slab
- (1) Dual Level 2 Smart Electric vehicle charging station. Conduits for up to 27 future additional EV chargers



492,631 SF



40' CLEAR  
HEIGHT



62 DOCK-HIGH  
DOORS  
12 doors equipped with  
35,000 lb. Mechanical  
Dock Levelers



2 GROUND LEVEL  
DOORS



185' TRUCK  
COURT FULLY  
SECURED



ESFR (K-25)  
SPRINKLER HEADS



10,863 SF OFFICE  
1st Floor - 5,642 SF  
2nd Floor - 5,221 SF



60' X 56' TYPICAL  
COLUMN SPACING



90 TRAILER  
PARKING  
STALLS



289 AUTO  
PARKING  
STALLS

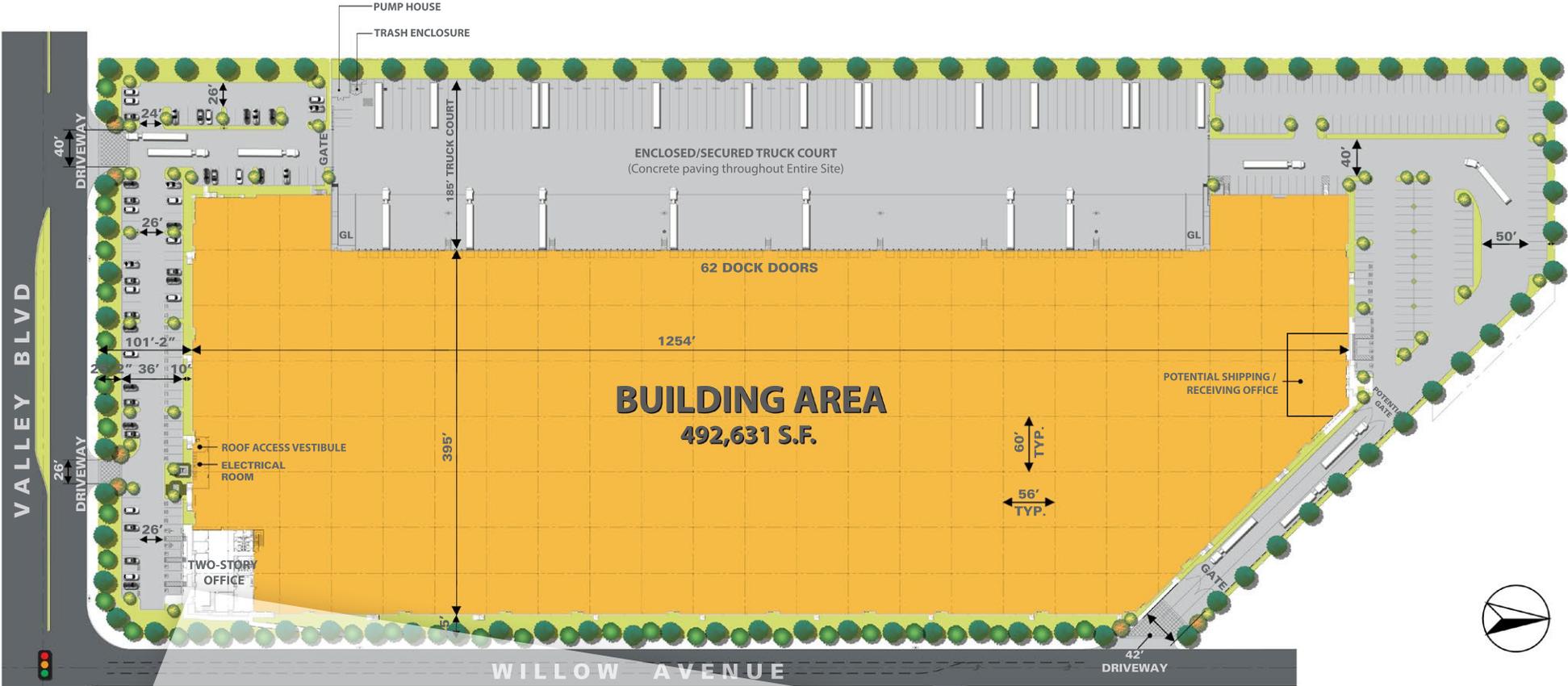


4,000 AMP  
UGPS & SWITCHGEAR



IMMEDIATE FREEWAY  
ACCESS  
to I-10 at Riverside Ave  
(0.3 miles away)

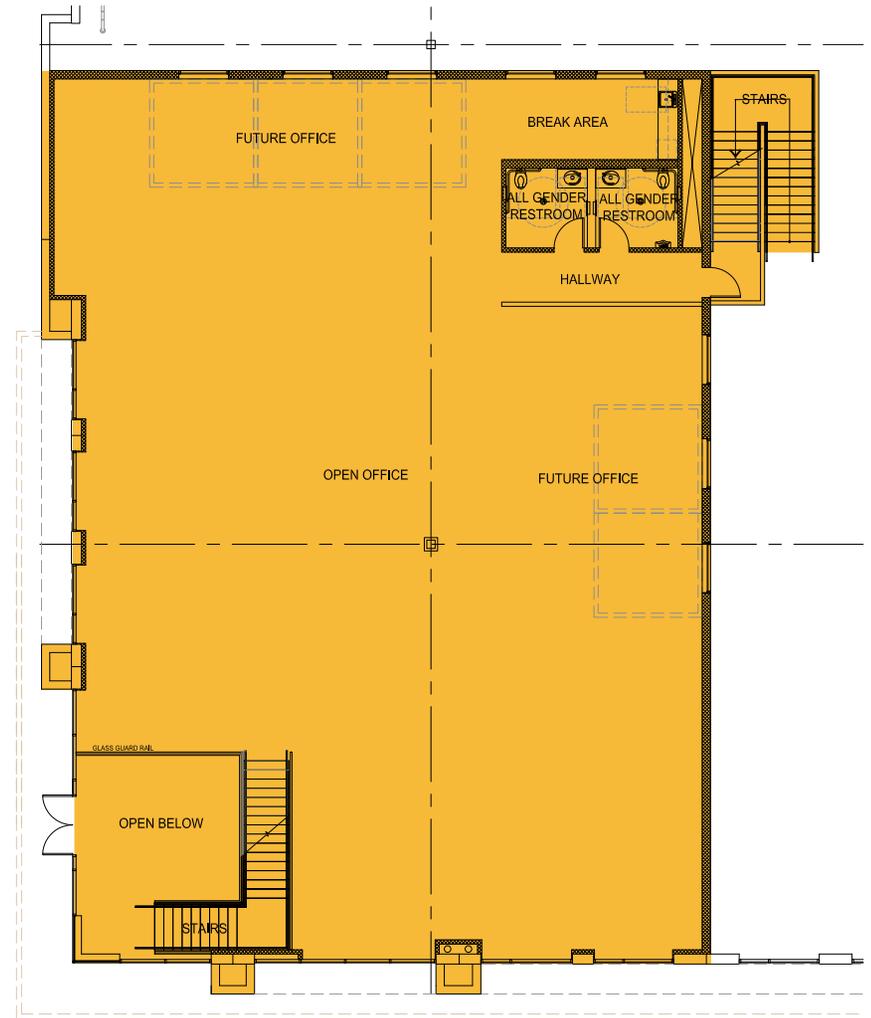
# Building Site Plan



# Office Site Plan



**GROUND FLOOR PLAN**  
scale: 3/16"=1'-0" **A** 



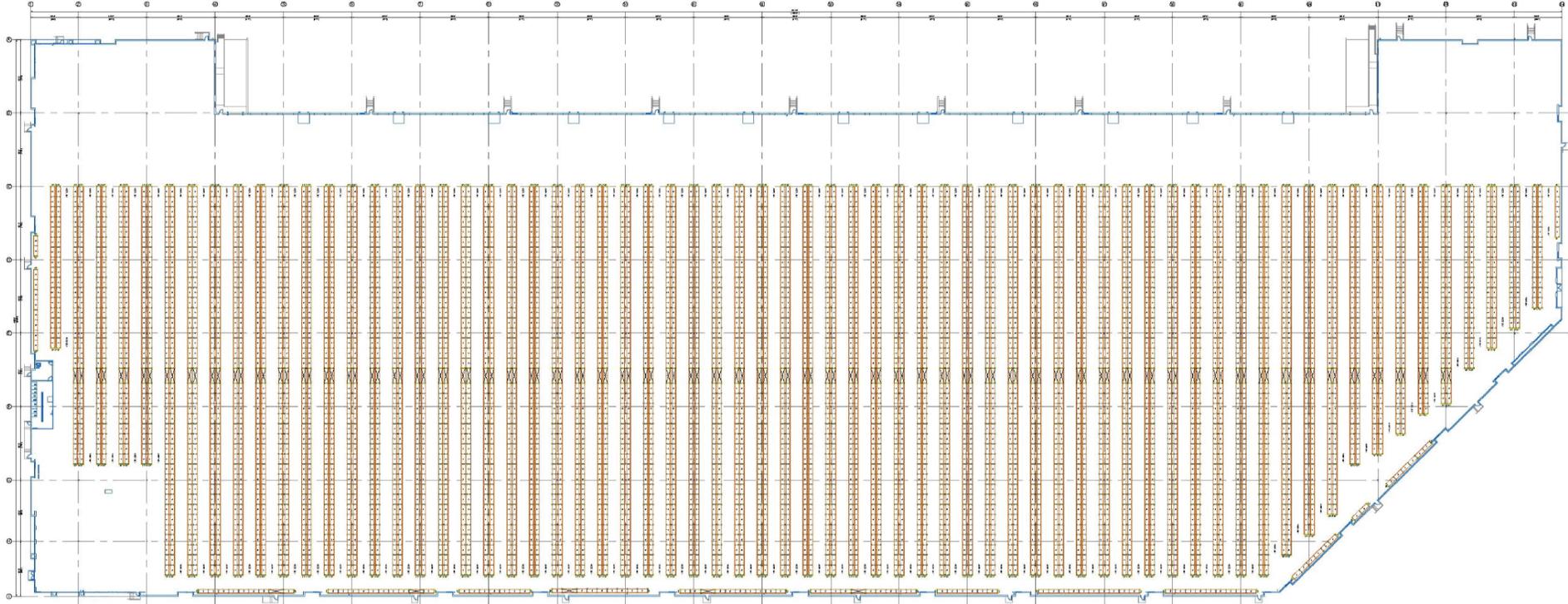
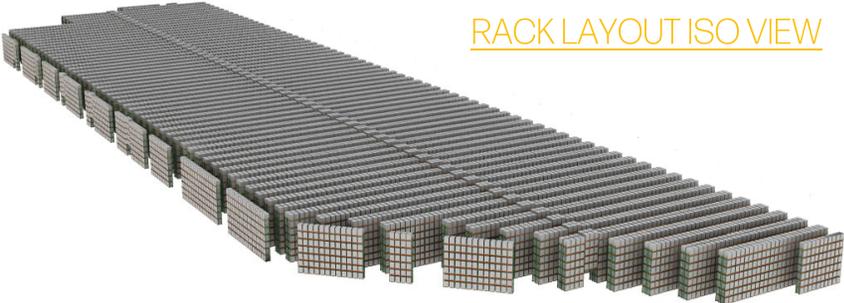
**MEZZANINE FLOOR PLAN**  
scale: 3/16"=1'-0" **B** 

**AREA**

**GROUND FLOOR : 5,642 S.F.**  
**MEZZANINE FLOOR : 5,221 S.F.**  
**TOTAL : 10,863 S.F.**

# Conceptual Racking Layout

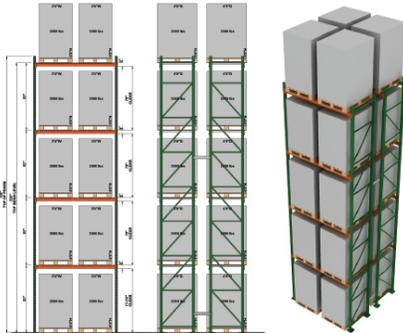
40' BUILDING CLEARANCE



56" Tall Pallet



64" Tall Pallet



72" Tall Pallet

### Total Pallet Positions

- Approximately 65,157 Pallet Positions (56" Tall Pallet)
- Approximately 55,740 Pallet Positions (64" Tall Pallet)
- Approximately 46,323 Pallet Positions (72" Tall Pallet)
- 10' 6" Aisles
- 56" Tall Pallets
- 64" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

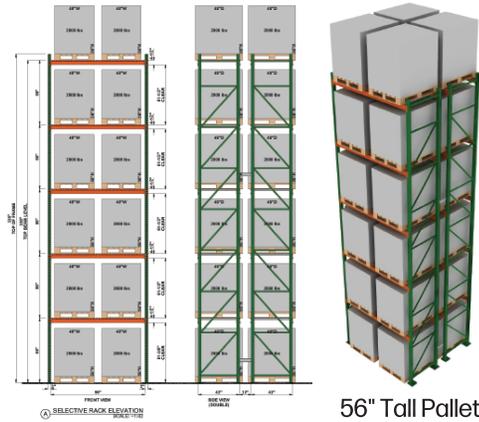
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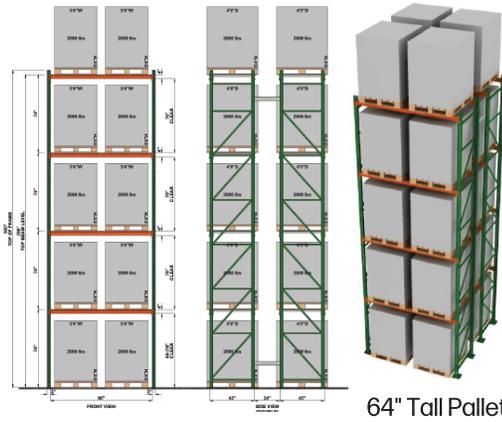
# Conceptual Racking Elevations

- 10' 6" Aisles
- 56" Tall Pallets
- 64" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request

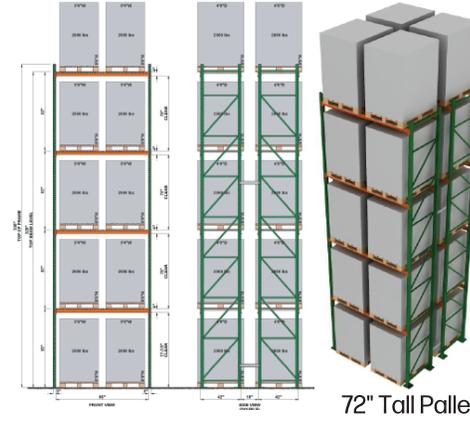
## 36' BUILDING CLEARANCE



56" Tall Pallet



64" Tall Pallet

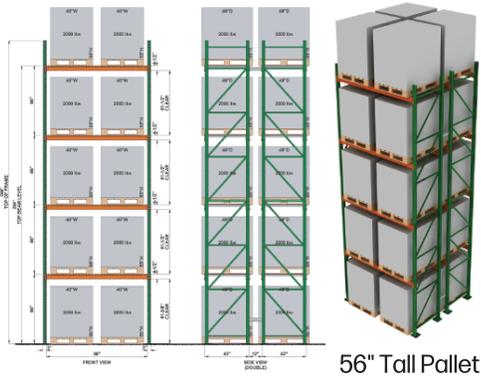


72" Tall Pallet

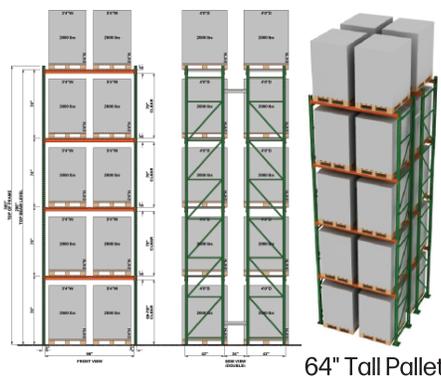
### Total Pallet Positions

- Approximately 55,740 Pallet Positions (56" Tall Pallet)
- Approximately 46,323 Pallet Positions (64" Tall Pallet)
- Approximately 46,323 Pallet Positions (72" Tall Pallet)

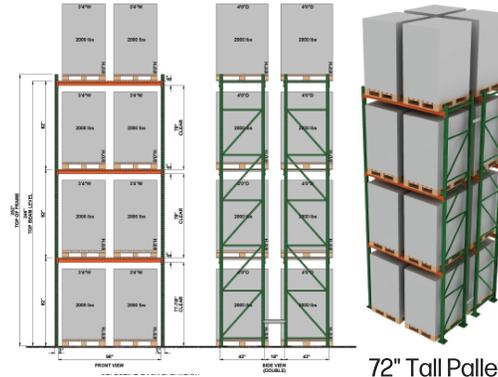
## 32' BUILDING CLEARANCE



56" Tall Pallet



64" Tall Pallet



72" Tall Pallet

### Total Pallet Positions

- Approximately 46,323 Pallet Positions (56" Tall Pallet)
- Approximately 46,323 Pallet Positions (64" Tall Pallet)
- Approximately 36,906 Pallet Positions (72" Tall Pallet)

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# Location Highlights





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