



# 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



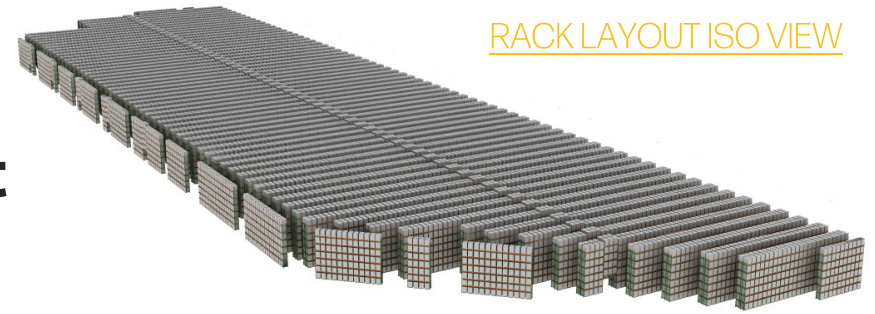
IMMEDIATE FREEWAY ACCESS  
to I-10 at Riverside Ave (0.3 miles away)



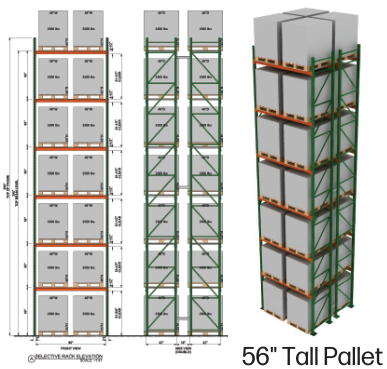
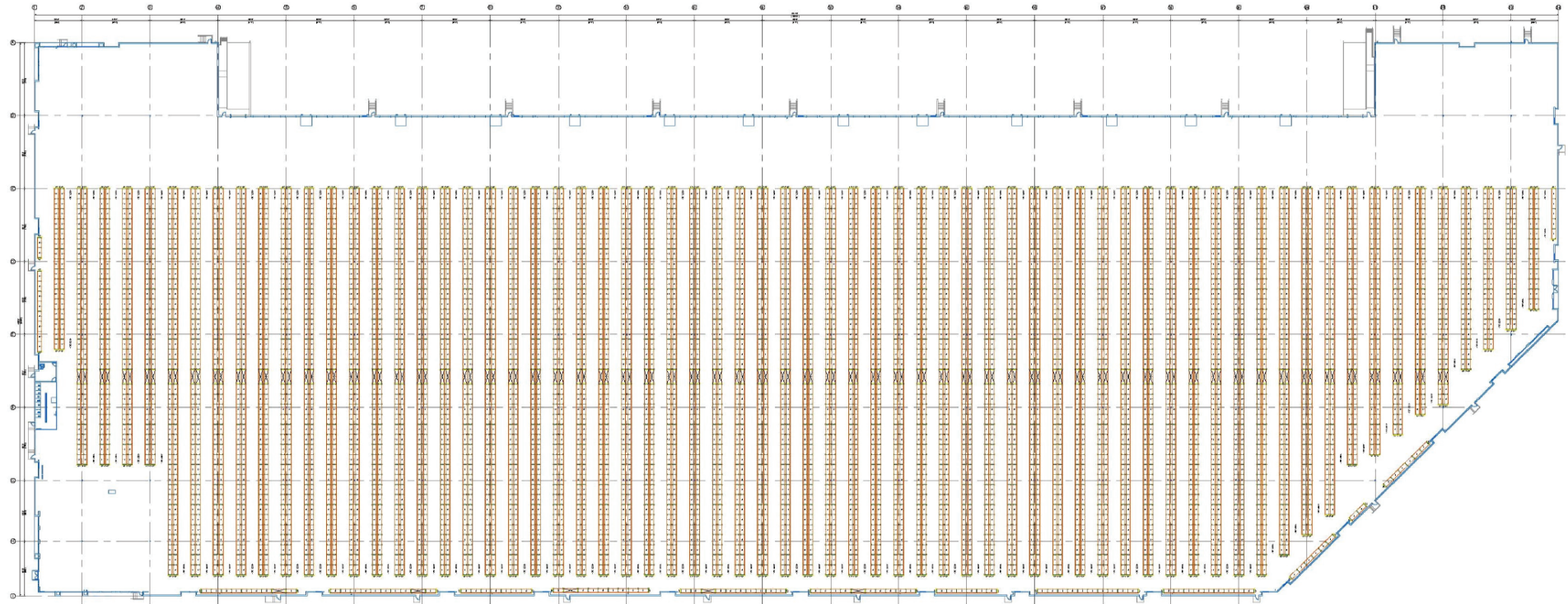


# Conceptual Racking Layout

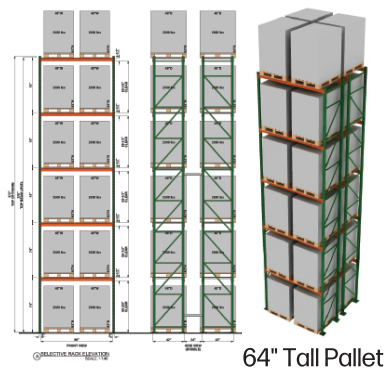
RACK LAYOUT ISO VIEW



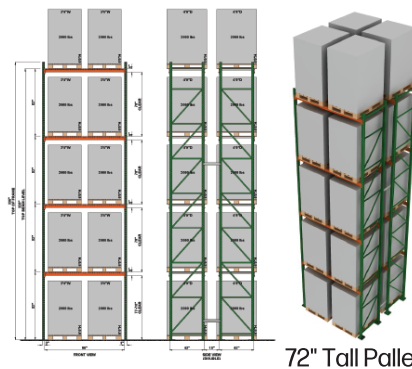
40' BUILDING CLEARANCE



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

#20287

01.25.2024

CONTACT  
UNITED MATERIAL HANDLING

Greg Hanoian

E: ghanhoian@unitedmh.com

T: (951) 657-4900



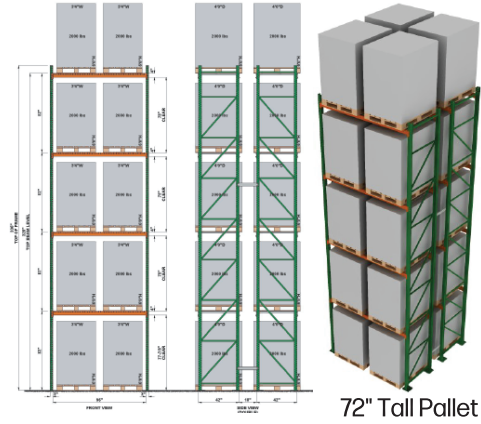
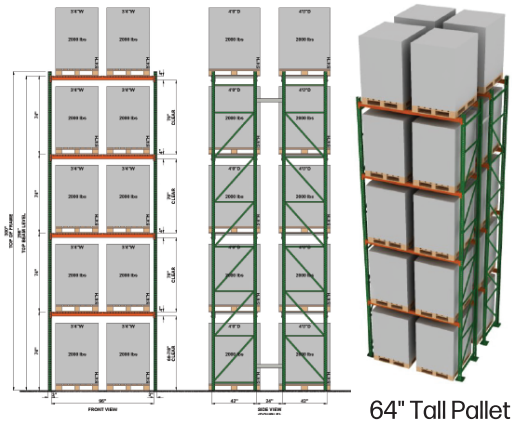
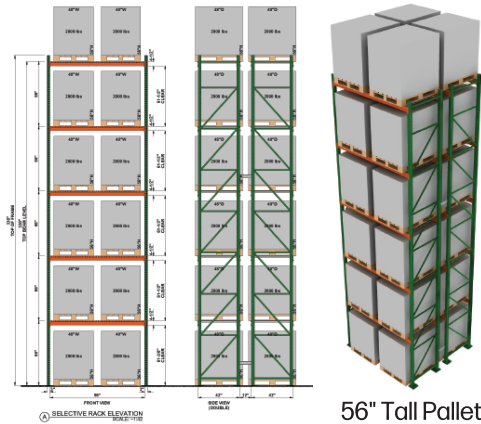
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# Conceptual Racking Elevations

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

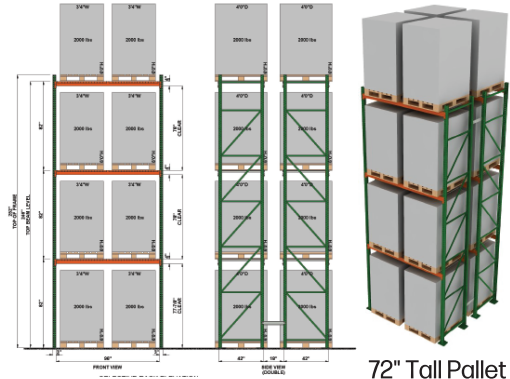
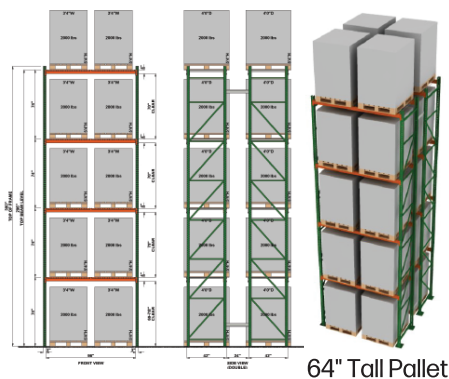
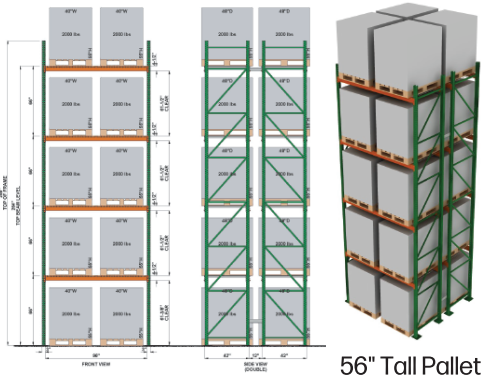
## 36' BUILDING CLEARANCE



### 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



### 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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 E: ghanorian@unitedmh.com  
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# Location Highlights





Holly Fessler  
Director, Asset and Property  
Management  
h.fessler@birtcher.com  
949.346.2590

Mike McCrary  
RE License #01054055  
Executive Managing Director  
mike.mccrary@jll.com  
909.467.6885

Peter McWilliams  
RE License #00973278  
Executive Managing Director  
peter.mcwilliams@jll.com  
909.467.6860

Patrick Wood  
RE License #01776274  
Executive Managing Director  
patrick.wood@jll.com  
909.467.6857

Scott Coyle  
RE License #02066670  
Senior Vice President  
scott.coyle@jll.com  
909.467.6870



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