

AVAILABLE FOR LEASE

# 2575 S WILLOW AVE RIALTO, CA

Food Processing Facility | Turnkey Bakery Operation  
Central Inland Empire Location with Easy Freeway Access



Owned  
by



Exclusively  
Leased by

**CJ COLLINS**

Senior Vice President

949.212.3249 | [cj.collins@kidder.com](mailto:cj.collins@kidder.com)

LIC N° 01949979







# PROPERTY OVERVIEW

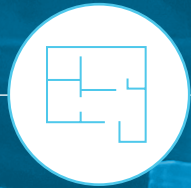
Rate	TBD	
Lease Term	Minimum 5 - 10 years	
Building Size	Total	61,820 SF
	Warehouse	22,276 SF
	Manufacturing/Food-Processing Area	30,285 SF
	Office	6,181 SF
Land Area	3.88 AC (169,012 SF)	
Height	18'-24' clear heights	
Loading	7, dock-high loading positions (6 with pit levelers)	
Doors	2 grade-level doors	
Parking	Currently striped for 120 cars	
Access	Close to, 10, 15, 60, 91 and 215, freeways	

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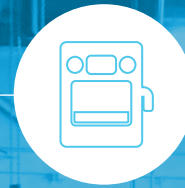
## KEY FEATURES



**30, 285 SF food processing area**



**22,000 SF warehouse temperature controlled-ambient**



**Formerly a bake-to-order plant with 3 bake lines and ovens installed**



**950 pallet capacity (racked spaces= 659 pallets)**



**100 pallet cooler (35 degrees)**



**6,181 SF office**



**Additional equipment:  
2 spiral coolers, mixers, sifters, conveyors, packaging equipment, Silos**



**Four (4) restrooms**



# FOOD PROCESSING AND BAKERY SPECIFICATIONS

Formerly a bake-to-order plant with 3 bake lines and ovens installed

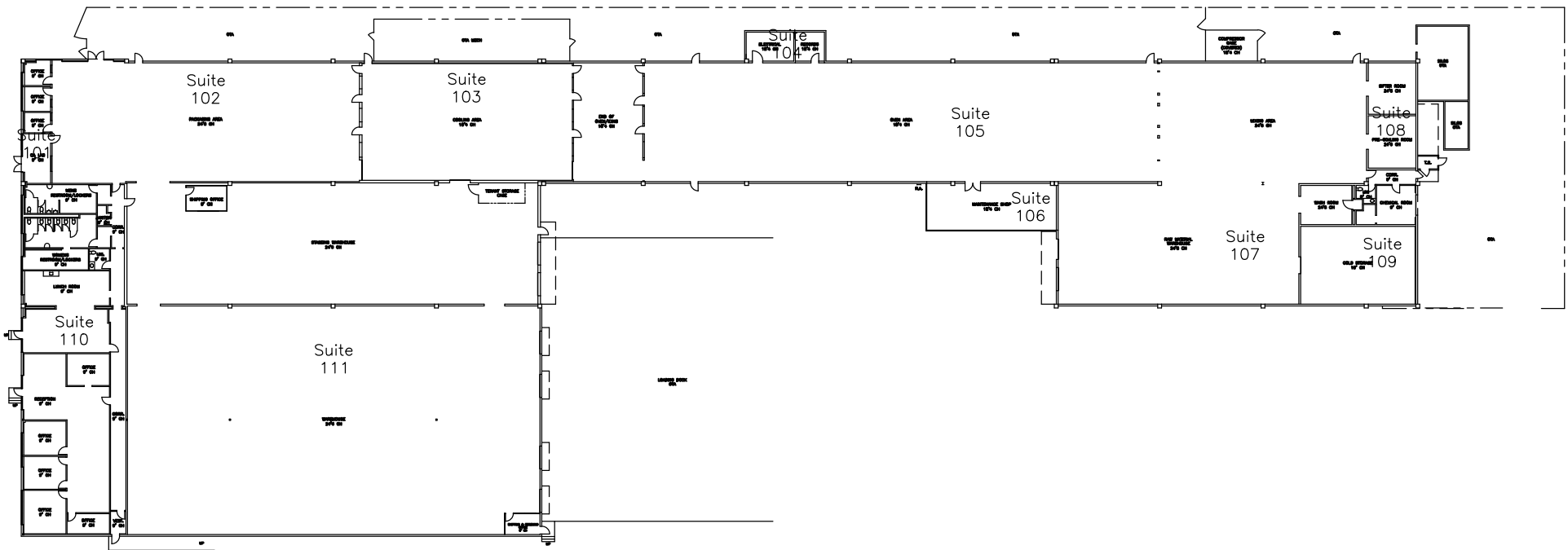
Bulk Silo Cake Flour	120,000 lbs.
Bulk Silo Pastry Flour	120,000 lbs.
Bulk Silo Sugar	120,000 lbs.
Bulk High Fructose Silos	15,000 lbs.
Bulk Corn Syrup	15,000 lbs.
Additional Equipment*	2 spiral coolers, mixers, sifters, conveyors, packaging equipment

\*FULL EQUIPMENT LIST AVAILABLE UPON REQUEST

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# FLOOR 1 PLAN



61,820 SF  
TOTAL

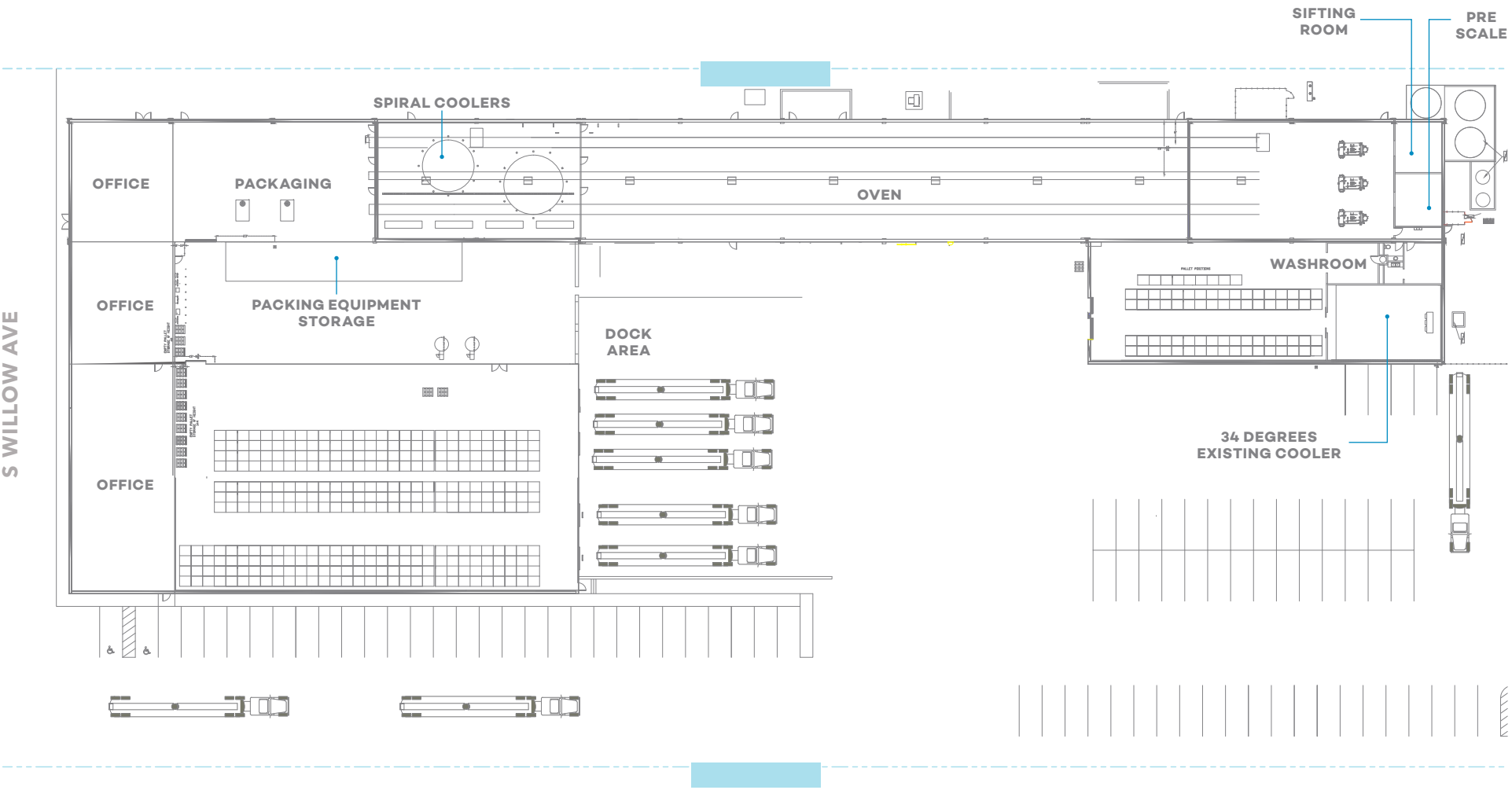
30,285 SF  
MANUFACTURING

22,276 SF  
WAREHOUSE

6,181SF  
OFFICE



FLOOR 1 PLAN DETAIL





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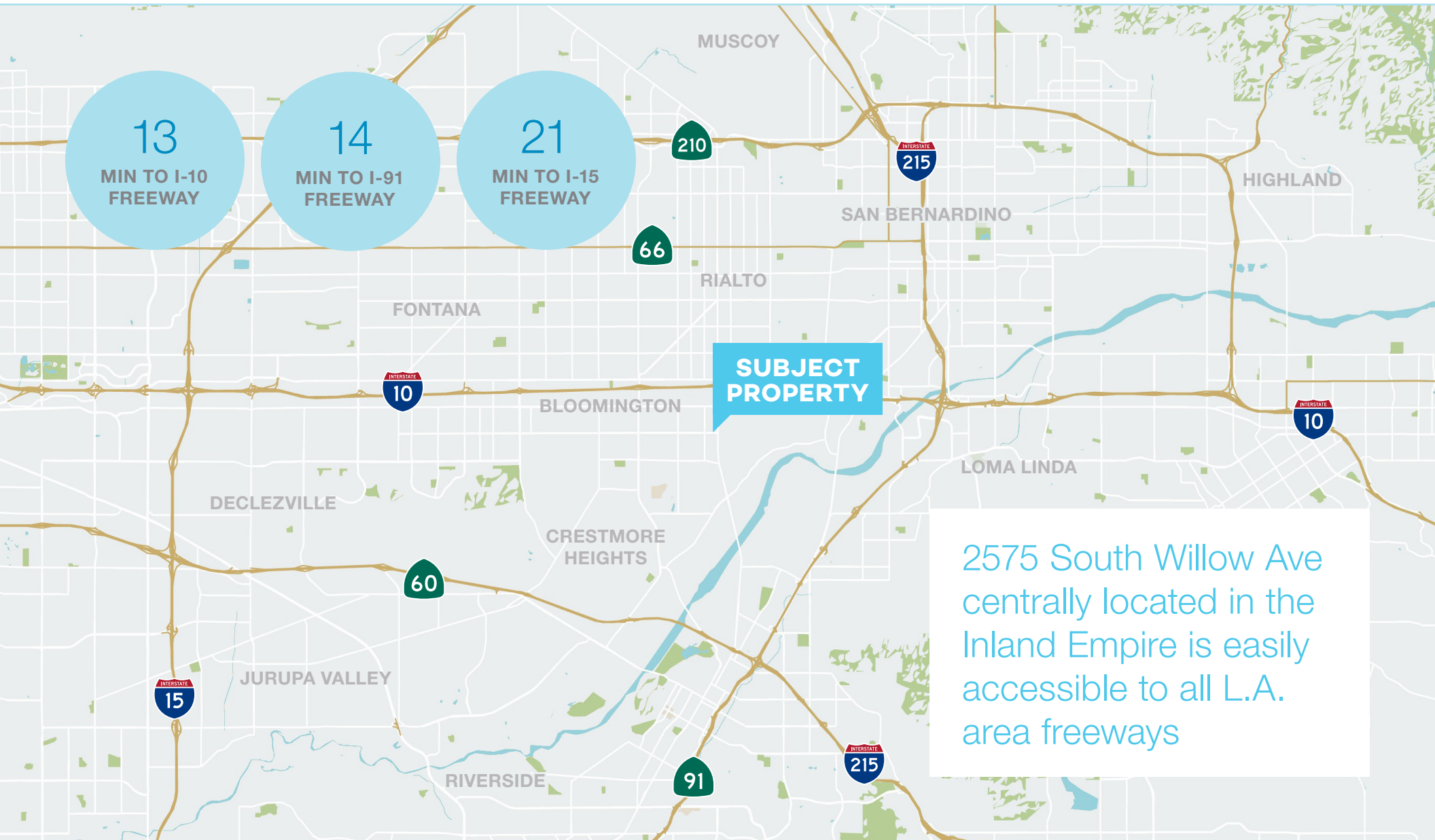
2575 S WILLOW AVE, RIALTO, CA 92316



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