

FOR LEASE

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REAL ESTATE SERVICES

Citrus Business Park

1111 E. Citrus Street, Riverside, CA



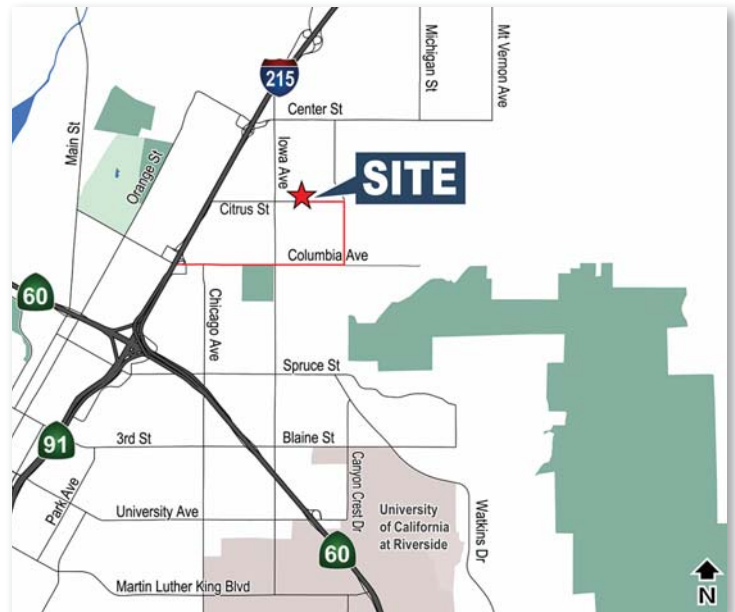
1111 Citrus Street, Building A

Current Availability:

- Unit 3 - 10,318 SF - 2 DH Doors / 1 GL Door
- Unit 6 - 13,750 SF - 4 DH Doors / 1 GL Door
- Unit 10 - 11,349 SF - 3 DH Doors / 1 GL Door

Building Features:

- Unit Size Range: 9,460 SF - 13,777 SF
- ±1,000 SF of Office in All Units
- 24' Min. Ceiling Clearance Height
- 0.45/3000 GPM Sprinkler System
- 400 AMP, 277/480V (Units 1 & 11) & 200 AMP, 277/480V (Units 2-10) Electrical Service
- 146' Secured Truck Court
- Iowa Ave. Grade Separation Project Underway! (Est. Completion Date December 2013)
- City of Riverside Power



Patrick Wood

Vice President
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Ryan Miller

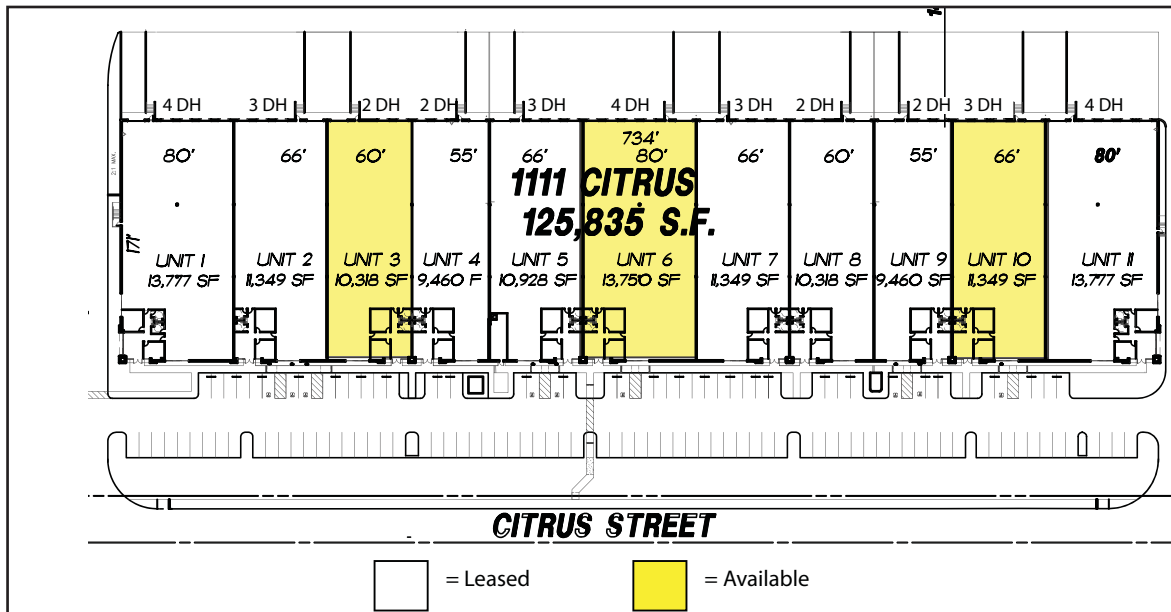
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