

FOR LEASE | ±124,523 SF



2 1 7 8 0

ECONOMIC DRIVE
RIVERSIDE, CA

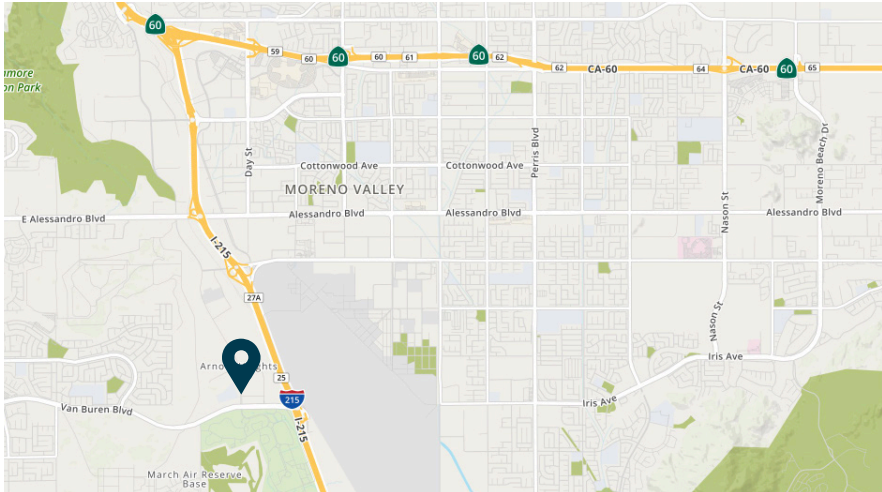
PROPERTY FEATURES:

- › 124,523 SF Manufacturing/Distribution Facility (Divisible)
- › 6.37 AC of Land
- › 114 Car Parking Spaces
- › 25 Dock High Doors (all Doors Equipped with EOD Leveler)
- › 2 Grade Level Doors (12' x 14')
- › 6,728 sf of High-Image Office with 2nd Floor Balconies
- › 1,000 Amp, 277/480 Volt Power (exp. to 2,000 amps)
- › 32' Minimum Clearance Height
- › 50' x 52' Typical Bay Spacing

BUILDING HIGHLIGHTS:

- › "Turn Key" Unit Available for Occupancy
- › State-of-the-Art Construction
- › 3.5% Skylights
- › ESFR Sprinkler System
- › Painted Interior Warehouse Walls
- › LED Warehouse Lighting
- › White Scrim Insulation
- › Secured Truck Court
- › "2 Big Ass Fans"
- › Located within Meridian Master-Planned Business Park
- › Immediate Access to I-215 via Van Buren Blvd and Access to CA-60 Fwy

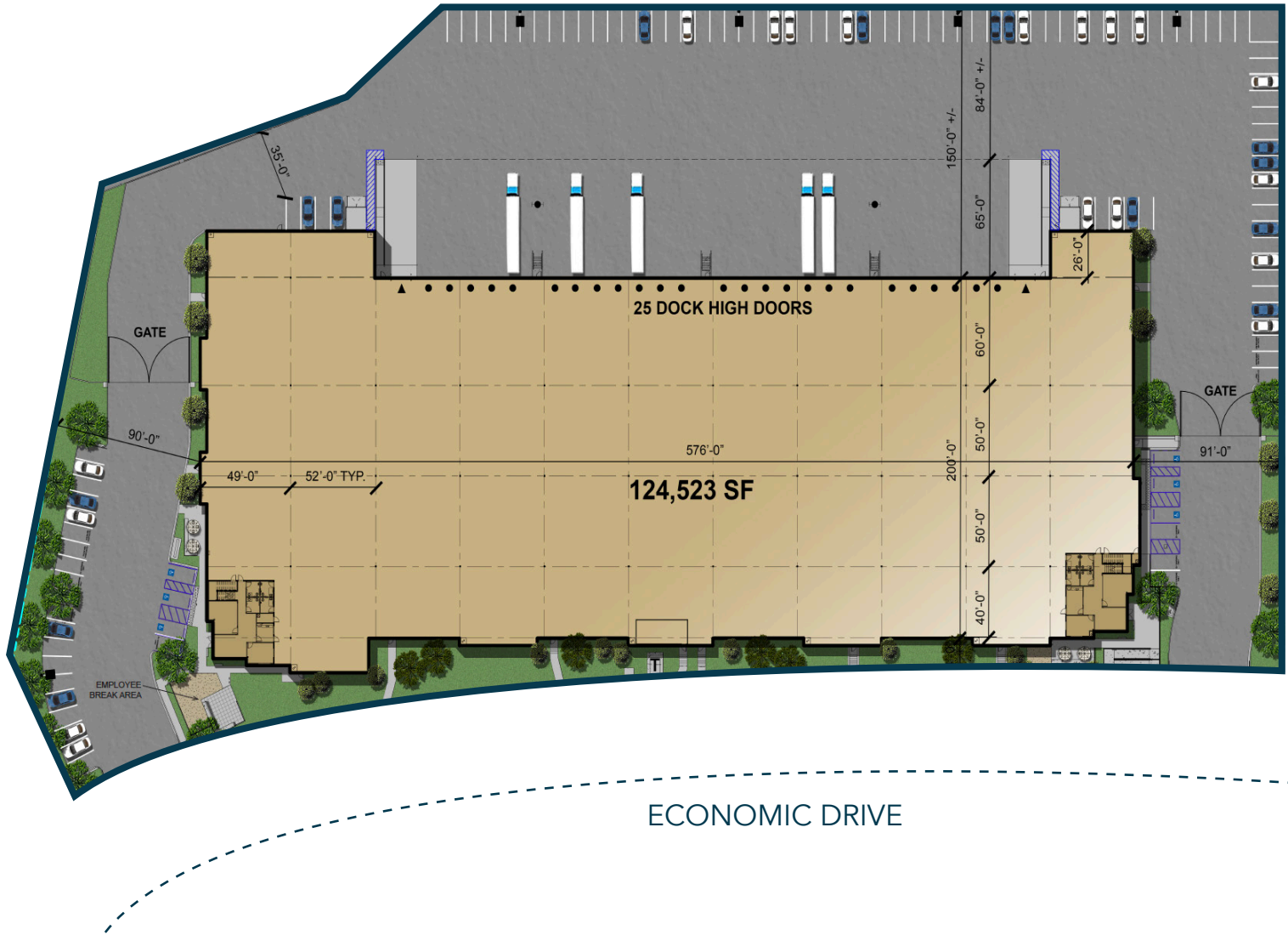
LOCATION MAP:



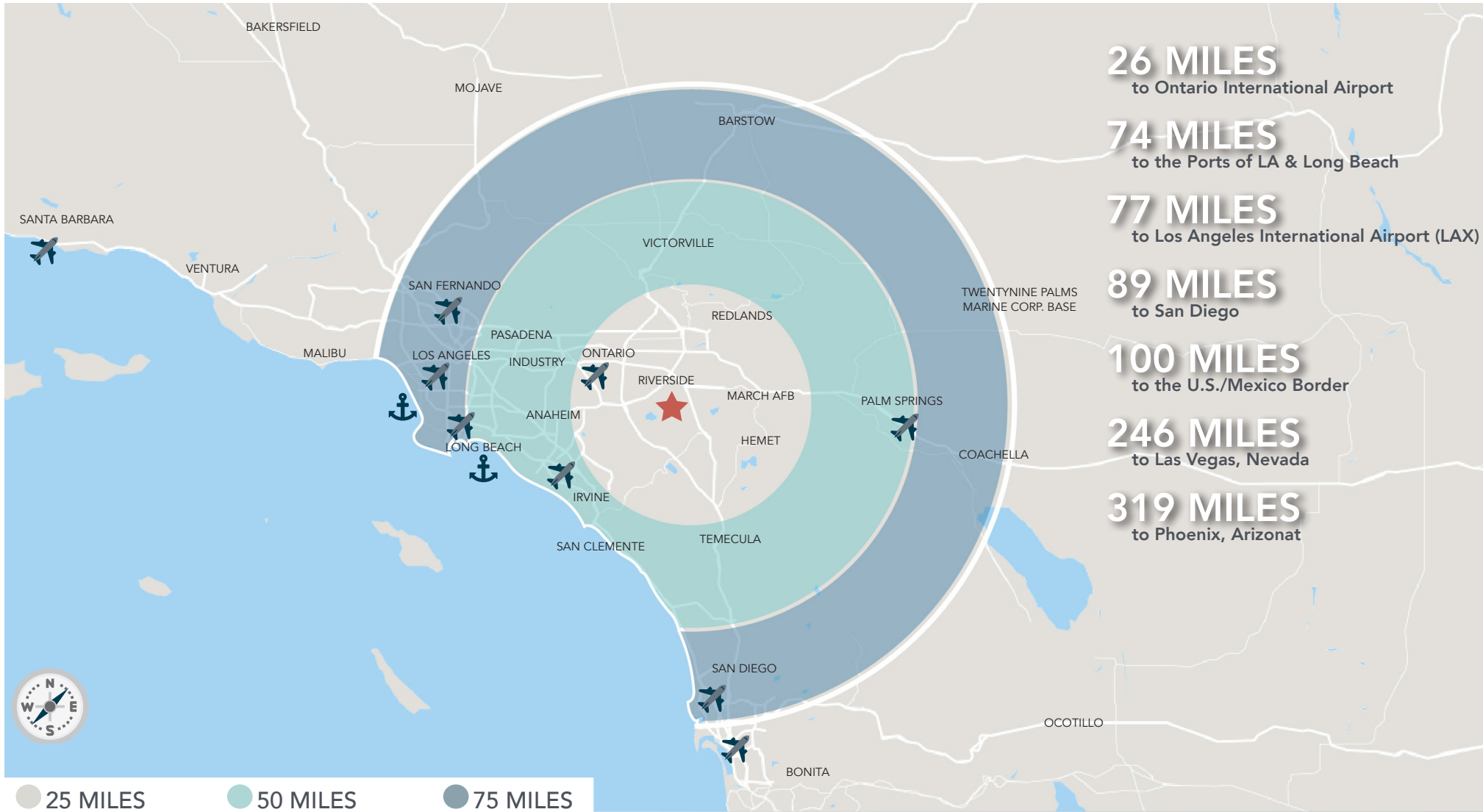
SOUTHWEST ELEVATION:



SITE PLAN:



PROXIMITY MAP:





- 1 UPS
- 2 SYSCO
- 3 CAPITAL LOG
- 4 KIA MOTORS
- 5 MCLANE FOODS
- 6 UNFI
- 7 NISSAN
- 8 BURLINGTON COAT
- 9 UNFI
- 10 FEDERAL MOGUL
- 11 HARBOR FREIGHT
- 12 FUTURE RETAIL

Google Earth

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MICHAEL FINE
mfine@lee-assoc.com
C 909.908.6069
License No. 01735854

MICHAEL MCKAY
mmckay@lee-assoc.com
C 949.701.1818
License No. 01956932

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