

Profile 1 of 1

Summary (70201)

Building

Construction Status:	Existing
Primary Use:	Mfg/Dist
Year Built:	2016
Date Built:	4/8/2016
ConstructionType:	CTU
Sprinkler:	ESFR
Ceiling Ht:	26' (Min)

Utilities

Power:	277/480 v 1200 a 3 p
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Site

Land SF:	117,612 SF
Parcel Number:	263-020-081
Zoning:	BMP

Crane
**Building 1
1780 Dan Kipper Dr.
Riverside, CA 92507**

Business Park:	CT Sycamore Center
County:	Riverside
Market:	East Valley
Sub Market:	Riverside
Property Near:	NWC Dan Kipper Dr. & Sycamore Canyon Blvd.

Land Size (Acres)	2.7 Acres
Available SF:	36,032 SF
Building SF:	36,032 SF
Industrial SF:	32,118 SF
Office SF:	3,914 SF

General Listing/Transaction Information

Asking Rate:	\$0.62 NNN Per Month
Transaction Type:	Lease
Vacancy Type:	Direct
Occupancy Type:	Occupied

Parking

# Spaces:	67
Parking Ratio:	1.86

Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	4
Total Doors:	5

Contacts

Listing Broker(s)	Alexey Zabolotskikh Lee & Associates - Riverside 951.276.3606 alex@lee-associates.com Craig Yocum Lee & Associates - Riverside 951.276.3625 cyocum@lee-associates.com
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Comments

Property Comments: Low-Cost Riverside Power District.

Listing Comments: Available With Notice, Free Standing Building With 3,914 SF Office Space. Street Frontage. Fenced Concrete Yard. 4 Docks With 2 Pit-Levelers, 1 GL Door & 113' Truck Court.