

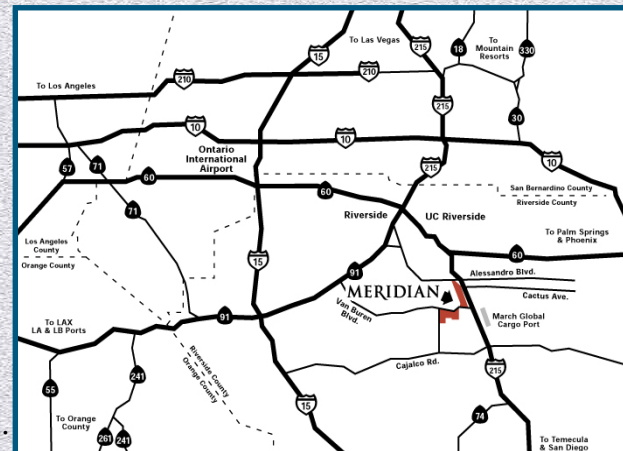
AVAILABLE 225,000 SQ FT BUILDING #1



14855 Innovation Drive, Riverside, CA

FEATURES

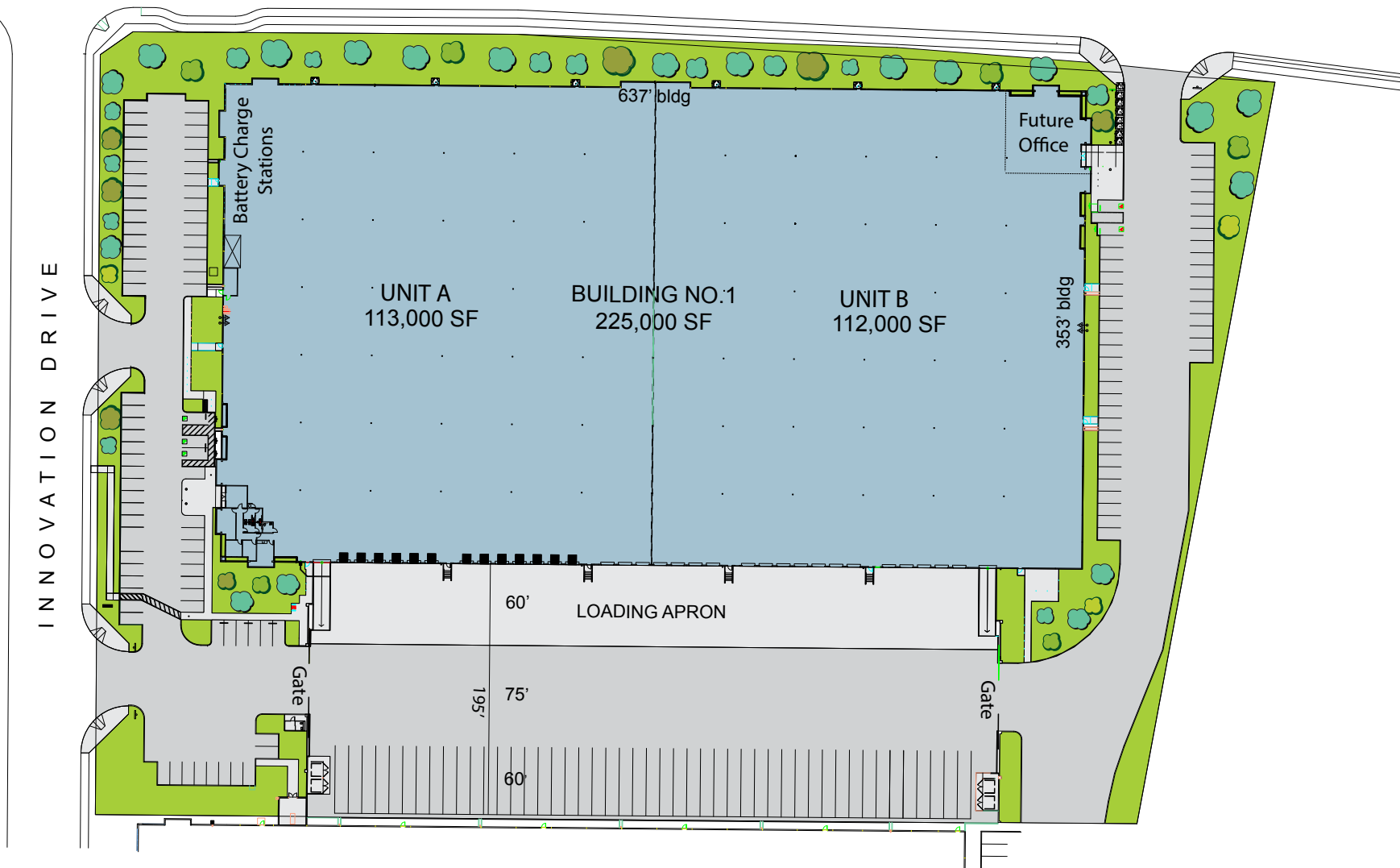
- ❖ 225,000 Square Feet on 11.0 Acres
- ❖ Divisible to: 112,000 Square Feet
- ❖ Ground Floor Offices: 1,804 S.F.
- ❖ Clearance Height: 30' Minimum
- ❖ Sprinkler System: ESFR
- ❖ Loading: 32 Dock High Doors
 - 13 Doors Equipped with (6' x 8') Mechanical Load Levelers at 35,000 lbs., Swing lights, Fans and Dock Shelters
 - 2 Ground Level Ramps
- ❖ Power: 800 Amps, 277/480V, 3PH (expandable)
- ❖ Ten (10) 30 Amp, Battery Charge Hook Up (Stations) on South Wall
- ❖ Secured Truck Court w/Automatic Gates
- ❖ Lighting: T5 w/Pulse Start, Motion Sensors @25' Candle Power, 3' AFF
- ❖ 195' Truck Court
- ❖ Parking:
 - 142 Car Spaces
 - 47 Trailer Spaces
- ❖ Bay Spacing: 50' x 52'
- ❖ No Improvement Bonds
- ❖ Immediate Access to I-215 via Cactus Ave.
- ❖ Part of the 1,000 Acre
- ❖ Master Planned Meridian Business Park
- ❖ Neighbors include; Sysco Foods, Lowes, Vons, McLane Foods, Kia Motors, etc.
- ❖ Foreign Trade Zone Status



CONTACT INFORMATION

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MERIDIAN PARKWAY



CONTACT INFORMATION



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