

Brand New State-of-the-art Facility

±18,864 SF Industrial Bldg Available

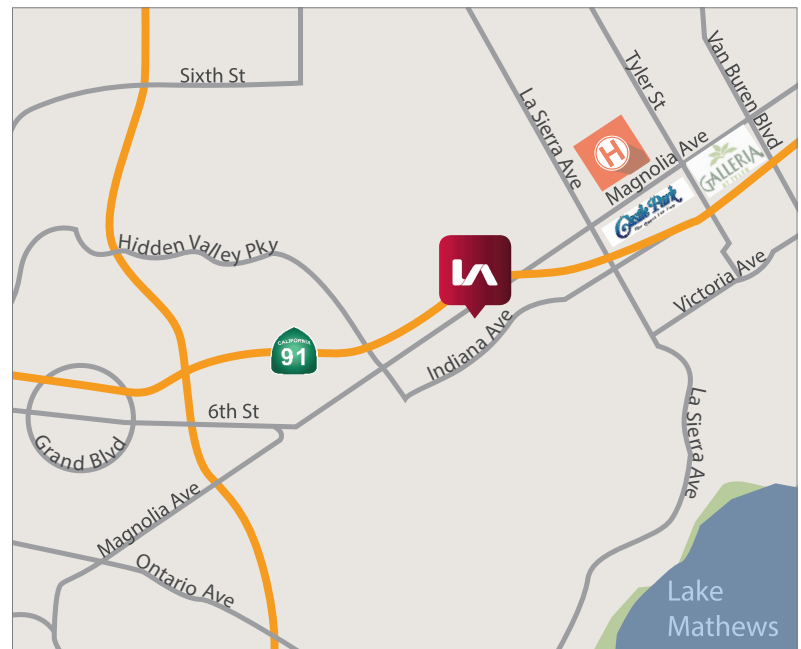
12140 Magnolia Avenue, Riverside, CA

**MAJOR BLVD. IDENTITY IN WEST RIVERSIDE
ONLY 10.5 MILES TO NEIGHBORING ORANGE COUNTY**



PROPERTY HIGHLIGHTS

- ±18,864 SF Building
- ±2,138 SF of Two Story Office Space (±1,225 SF - 1st Floor; ±913 SF 2nd Floor)
- Dock High Loading
- Ground Level Loading
- 26' Minimum Warehouse Ceiling Clearance
- 800 Amps, 277/480 Volts of Power
- ESFR (25 @ 25 PSI) Warehouse Fire Protection
- 4,000 PSI Steel - Reinforced Floor Slabs
- 3% Skylights for Better Warehouse Daylighting
- Highly Efficient LED Warehouse Lighting
- Wide Warehouse Column Spacing
- Business Manufacturing Park (BMP) Zoning
- Riverside Power Electric Rates
- Easy Access to the 91 & 15 Freeways



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