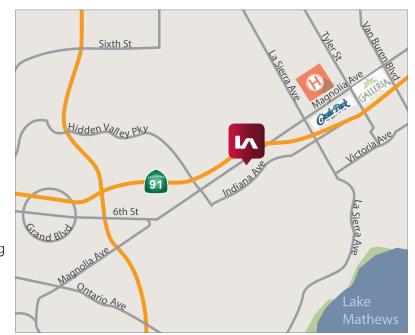
Brand New State-of-the-art Facility ±18,864 SF Industrial Bldg Available 12140 Magnolia Avenue, Riverside, CA





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





PAUL WHITEHOUSE | 951.276.3607 | PWHITEHOUSE@LEERIVERSIDE.COM | BRE#: 01180028

Corporate ID#: 01048055 www.lee-associates.com

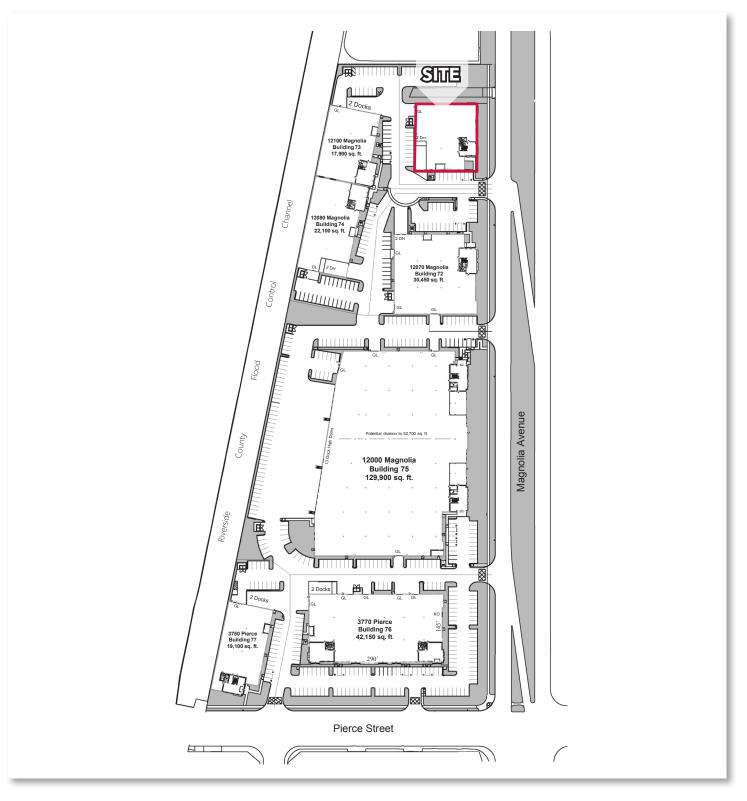
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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