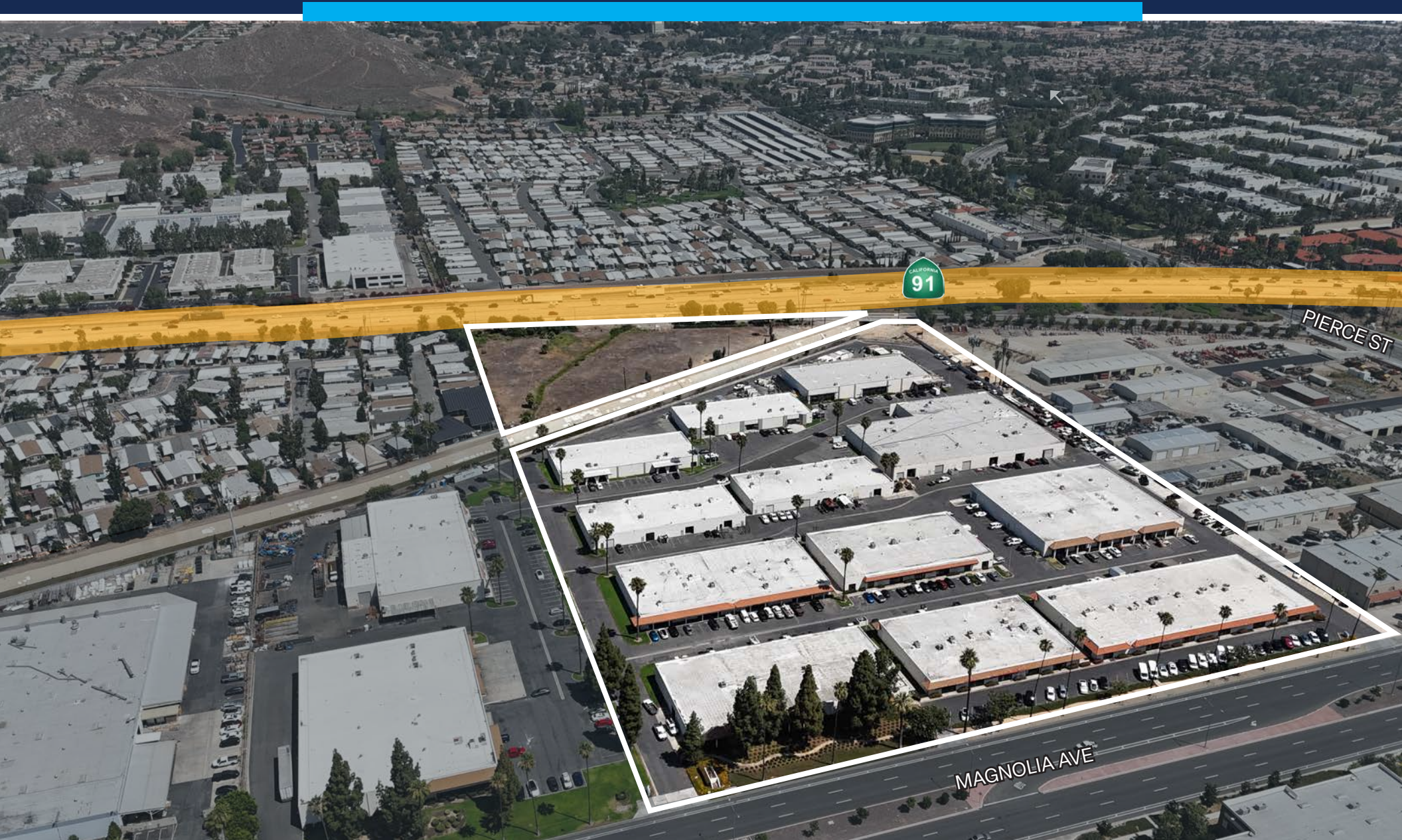


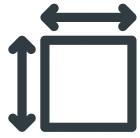
MAGNOLIA CIRCLE INDUSTRIAL PARK

12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503

FOR LEASE
±4,310 SF - ±11,304 SF
INDUSTRIAL BUILDINGS



PROPERTY HIGHLIGHTS



Available SF Range:
±1,113 SF - 30,421 SF



Private
Fenced Yards



Renovation Recently
Completed



Ground Level / Dock High
Loading Doors



Business Manufacturing
Park Zoning



2/1,000
Parking Ratio



100 - 600
AMP Power



12' - 16'
Clear Height



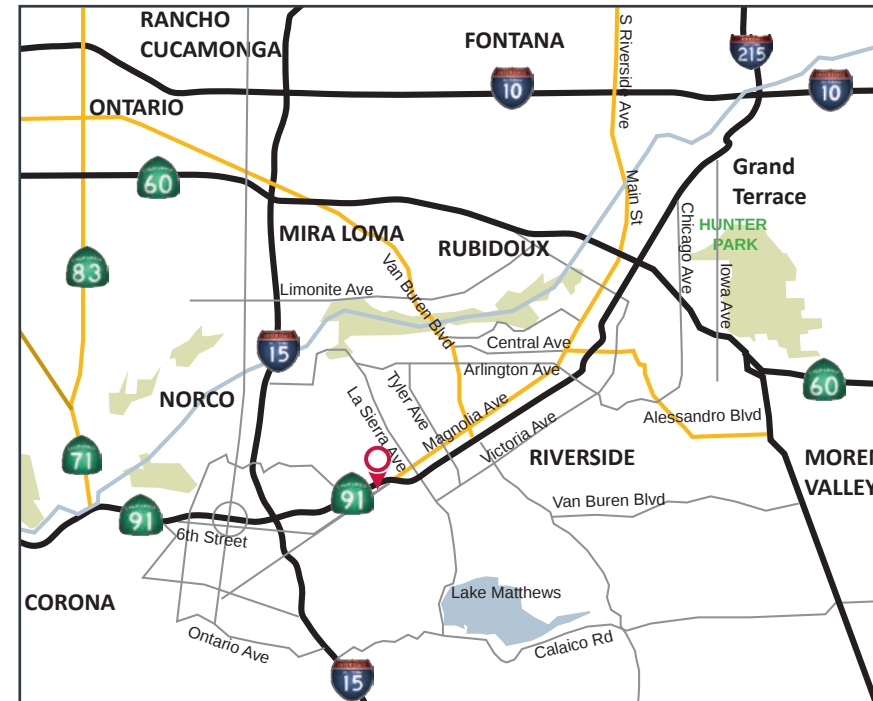
Professional Business Park
on Corona/Riverside Border



Direct Frontage on
91 FWY

FEATURES

- Multi-Tenant Industrial and Office Business Park
- Small Industrial Units Ranging from ±1,113 SF - ±11,546 SF
- Freestanding Buildings Ranging from ±21,403 SF - ±30,421 SF
- Some Buildings have Private Yards
- On the Corona/Riverside Border with Riverside Public Utilities
- Abundant Parking and Wide Drive Aisles for Truck Access
- Excellent Freeway Access
- Between Pierce St/Riverwalk and McKinley



12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503



Building:	Building 11-H
Description:	Reception, 1 Private Office, 1 Restroom, 1 GL Door, 1 DH Door
Suite SF:	±4,310 SF
Yard SF:	N/A
Asking Rate:	\$1.15/SF Gross
CAM:	\$0.07 PSF
Available:	30 Days

NOT AVAILABLE
VIDEO TOUR

BUILDING 11 -H
FLOOR PLAN



Building:	Building 11-F
Description:	Reception, 1 Private Office, 2 Restrooms, 1 GL Door
Suite SF:	±5,085 SF
Yard SF:	N/A
Asking Rate:	\$0.80/SF Gross
CAM:	\$0.07 PSF
Available:	Now

NOT AVAILABLE
VIDEO TOUR

BUILDING 11-F
FLOOR PLAN

12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503

MAGNOLIA CIRCLE INDUSTRIAL PARK

AVAILABILITIES



Building:	Building 2A-1
Description:	Reception, 1 Office, 1 Restroom, 1 GL Door
Suite SF:	±5,460 SF
Yard SF:	N/A
Asking Rate:	\$1.08/SF Gross
CAM:	\$0.07 PSF
Available:	Now

NOT AVAILABLE
VIDEO TOUR

BUILDING 2A-1
FLOOR PLAN



Building:	Building 12-B
Description:	Multiple Offices, 2 Restrooms, 3 GL Doors
Suite SF:	±11,304 SF
Yard SF:	Large, Fenced Yard Area
Asking Rate:	Year 1: \$0.95/SF Gross Year 2: \$1.05/SF Gross Year 3: \$1.10/SF Gross
CAM:	\$0.07 PSF
Available:	Now

CLICK HERE FOR
VIDEO TOUR

BUILDING 12-B
FLOOR PLAN

12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503



SITE PLAN



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MAGNOLIA CIRCLE INDUSTRIAL PARK

12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503

FOR MORE INFORMATION, PLEASE CONTACT:

TOBY TEWELL Senior Vice President
951.276.3662 | DRE #01822772
ttewell@lee-associates.com

CARLY HAMILTON Leasing Director
951.276.3663 | DRE #01968295
chamilton@lee-associates.com

ZACH COHEN Vice President
951.276.3639 | DRE #01979752
zcohen@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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