

# FOR LEASE

## +/- 81,998 SQ. FT. INDUSTRIAL SPACE

940 COLUMBIA AVENUE, RIVERSIDE CA

Rare Crossdock Industrial Warehouse Building



### Building Highlights

- > +/- 81,998 SF Freestanding Warehouse (Divisible)
- > Unit A (+/- 39,114 SF)  
Unit B (+/- 42,884 SF)
- > 2, two-story Office Areas totaling +/- 16,326 SF  
Unit A (8,100 SF) & Unit B (8,226 SF)
- > Rare Crossdock Industrial Warehouse Building
- > ESFR Fire Sprinkler System
- > 28' Warehouse Clearance Height
- > Gas Service Available to the Property
- > 13 total DH Doors, 6 w/ Pit Levelers and 2/w Edge of Dock Levelers; Unit A (6 DH) & Unit B (7 DH)
- > 2 Drive in Grade Level Door (1 in each Unit)
- > 2 Secured Concrete Truck Courts (1 per Unit)
- > Power separately metered
- > City of Riverside [Favorable Utility Rates](#)
- > Easy Access to I-215, 60 and 91 Freeways
- > High Profile Corporate Neighbors Include: Walmart, Nordstrom, Sabert Plastics, TM Cobb

*\* features to be independently verified*



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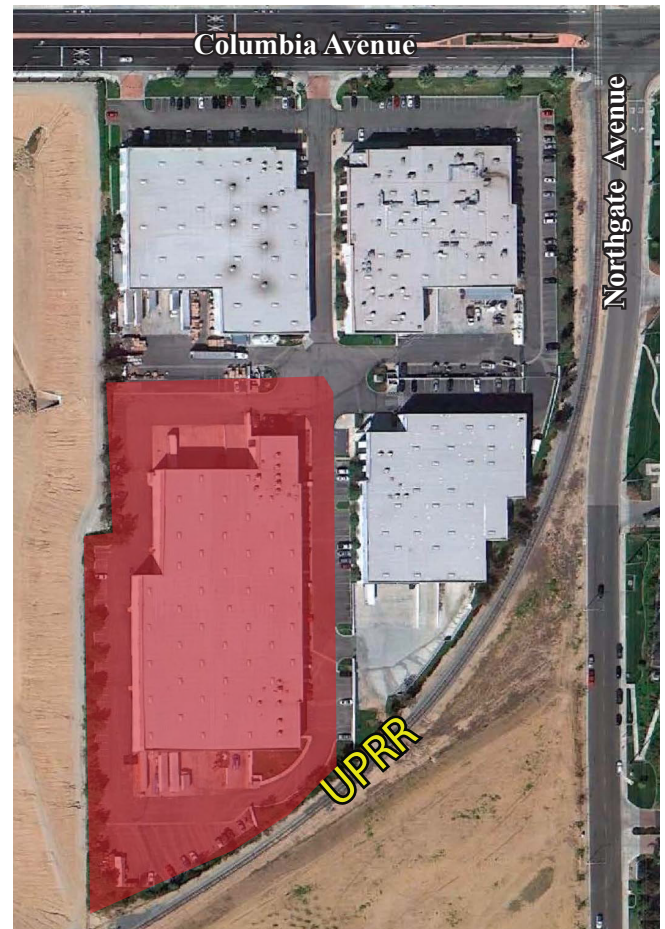
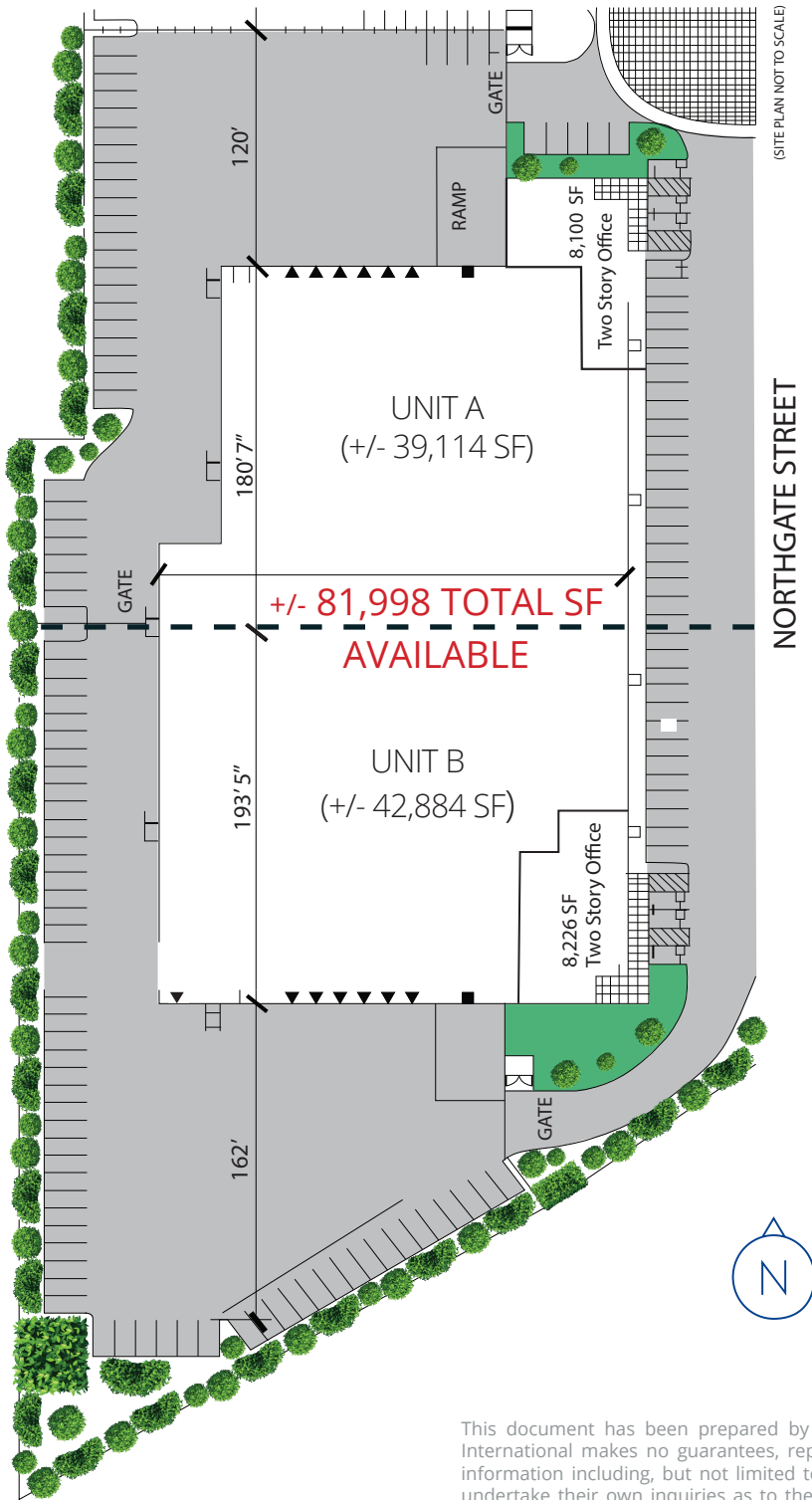
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## +/- 81,998 SQUARE FEET FOR LEASE



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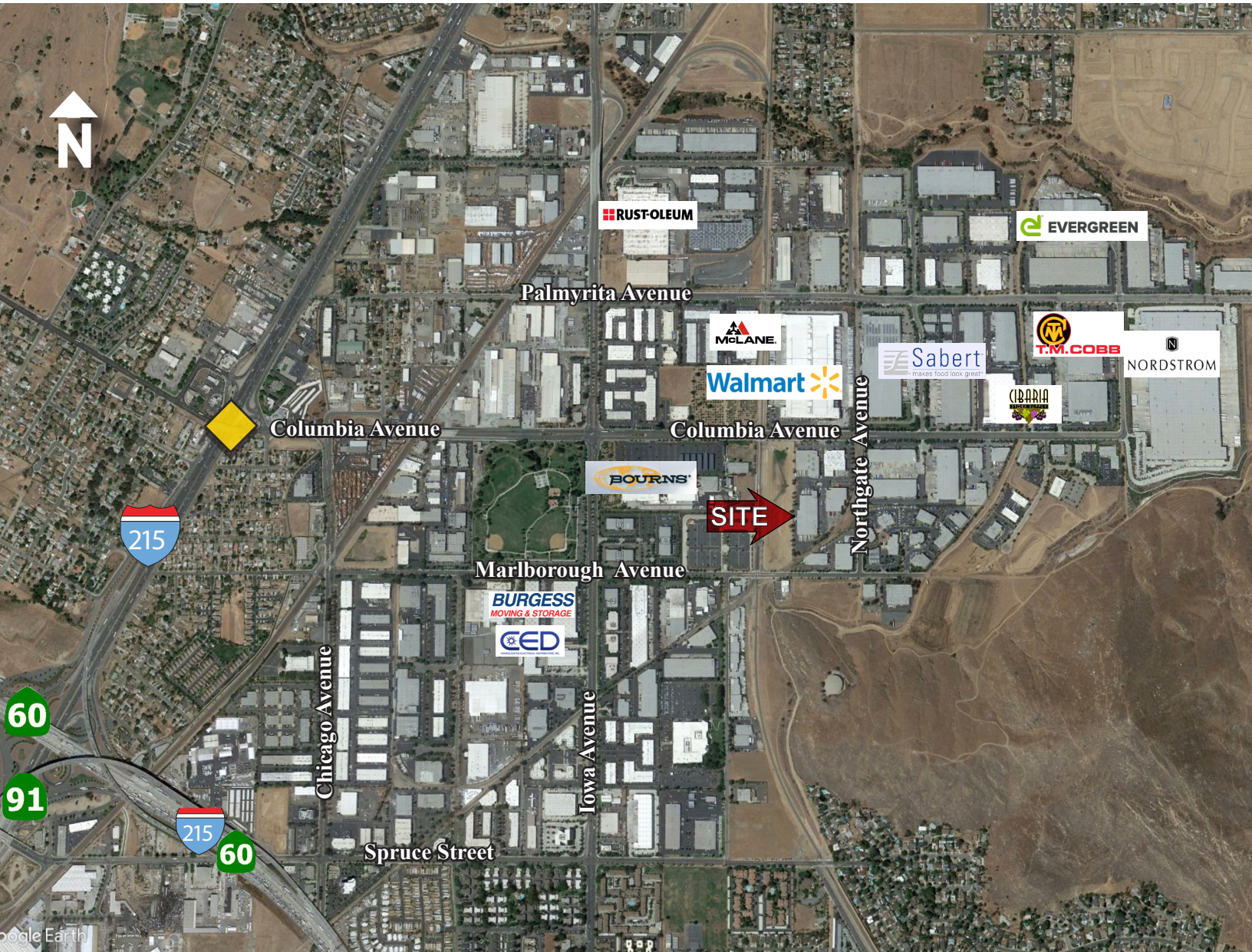
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