

±400,000 SF
FOR SALE OR LEASE



SYCAMORE HILLS DISTRIBUTION CENTER

1304 E. ALESSANDRO BOULEVARD | RIVERSIDE, CA

POL
TWO-BUILDING
DISTRIBUTION PARK

MARIO CALVILLO
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DRE #01911573

FINN COMER
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D 951.276.3618
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BILL HEIM
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DRE #00776174

LEASING BY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DEVELOPED BY

**ROCKEFELLER
GROUP**

BUILDING A SPECIFICATIONS: 1304 E. Alessandro Boulevard

BUILDING AREA	±400,000 SF
OFFICE AREA	±3,068 SF
CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	4,000 AMP, 277/480 VOLTS (4,000 AMP UGPS) SERVICE PROVIDED BY RIVERSIDE PUBLIC UTILITIES
GL DOORS	4 GROUND LEVEL DOORS (12' X 14')
DH DOORS	88 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±130'- ±240' SECURED TRUCK COURT
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	388 AUTO STALLS
TRAILER STALLS	110 TRAILER PARKING STALLS
SECURED YARD	YES
SOLAR ARRAY	88 KWDC (± 96 AMPS OF ADDITIONAL POWER DURING MID DAY HOURS)
FTZ	FTZ #244 ENABLED*

**Reach out to Rockefeller Foreign Trade Zone Services (RGFTZS) for Activation Inquiries*



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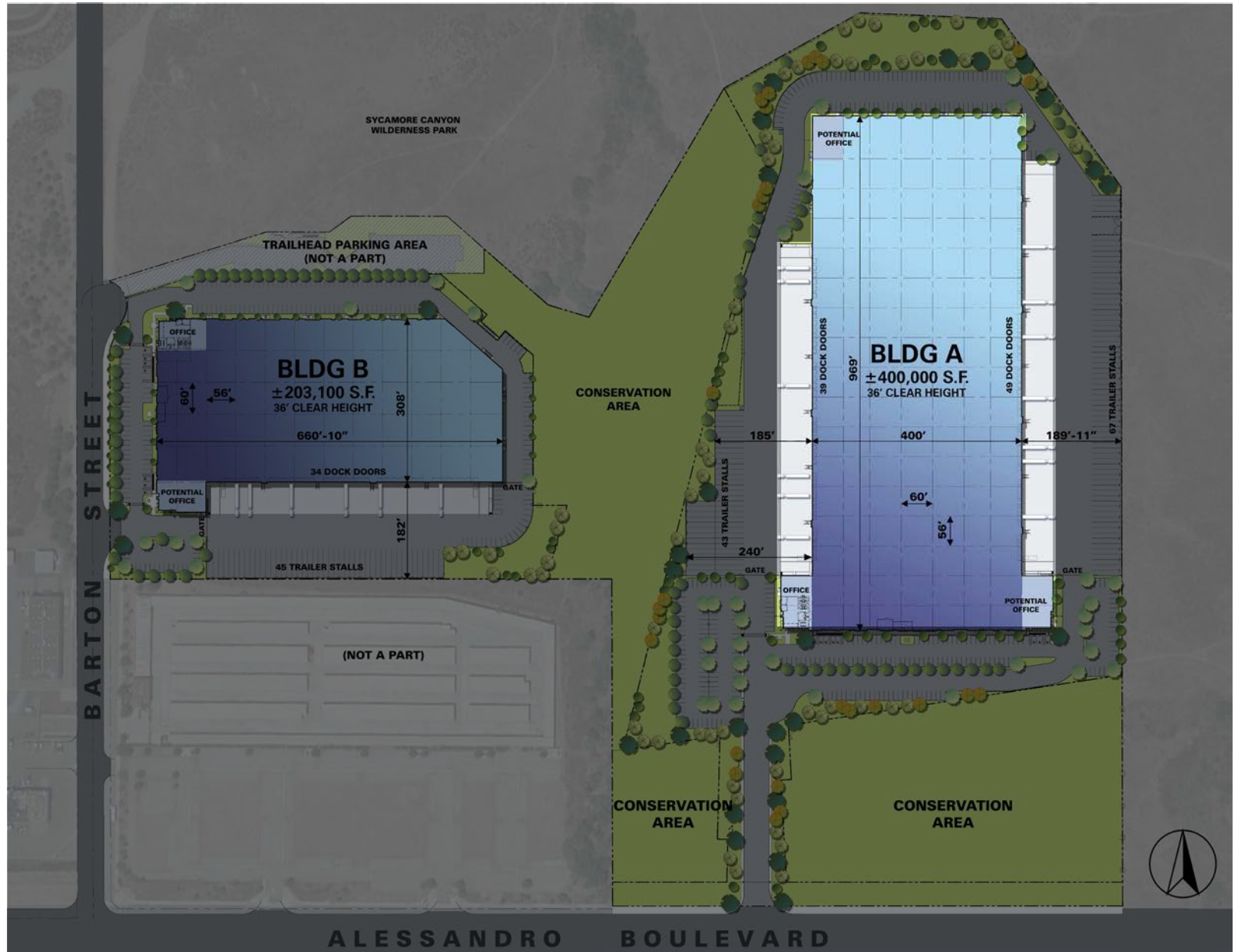
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SITE PLAN



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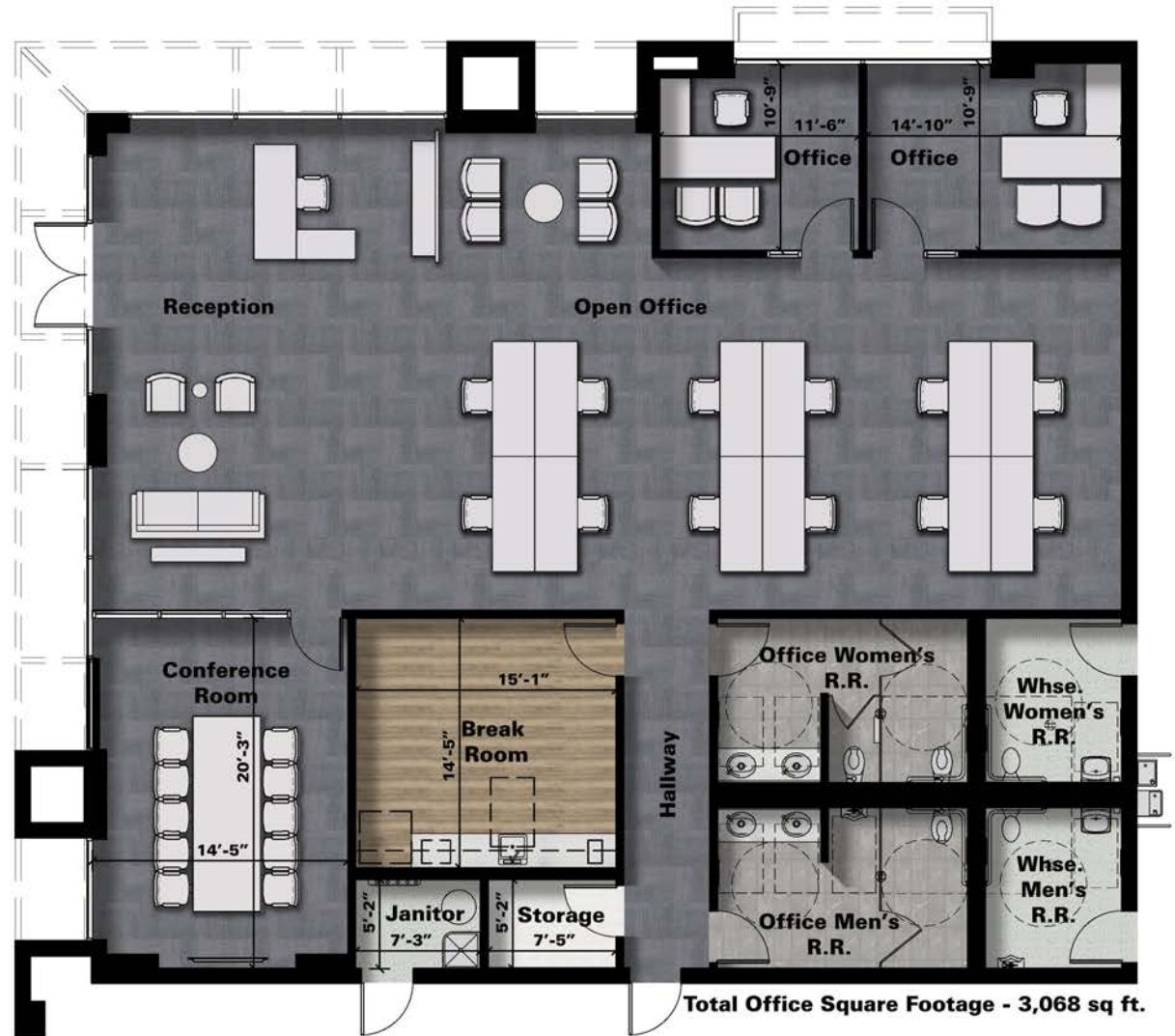
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OFFICE PLAN
BUILDING A
±3,068 SF



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**SYCAMORE HILLS
DISTRIBUTION CENTER**

BARTON ST



Dressbarn

ALESSANDRO BLVD

SYCAMORE HILLS DISTRIBUTION CENTER
1304 E. ALESSANDRO BLVD. & 7276 BARTON ST. | RIVERSIDE, CA

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FOR MORE INFORMATION

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