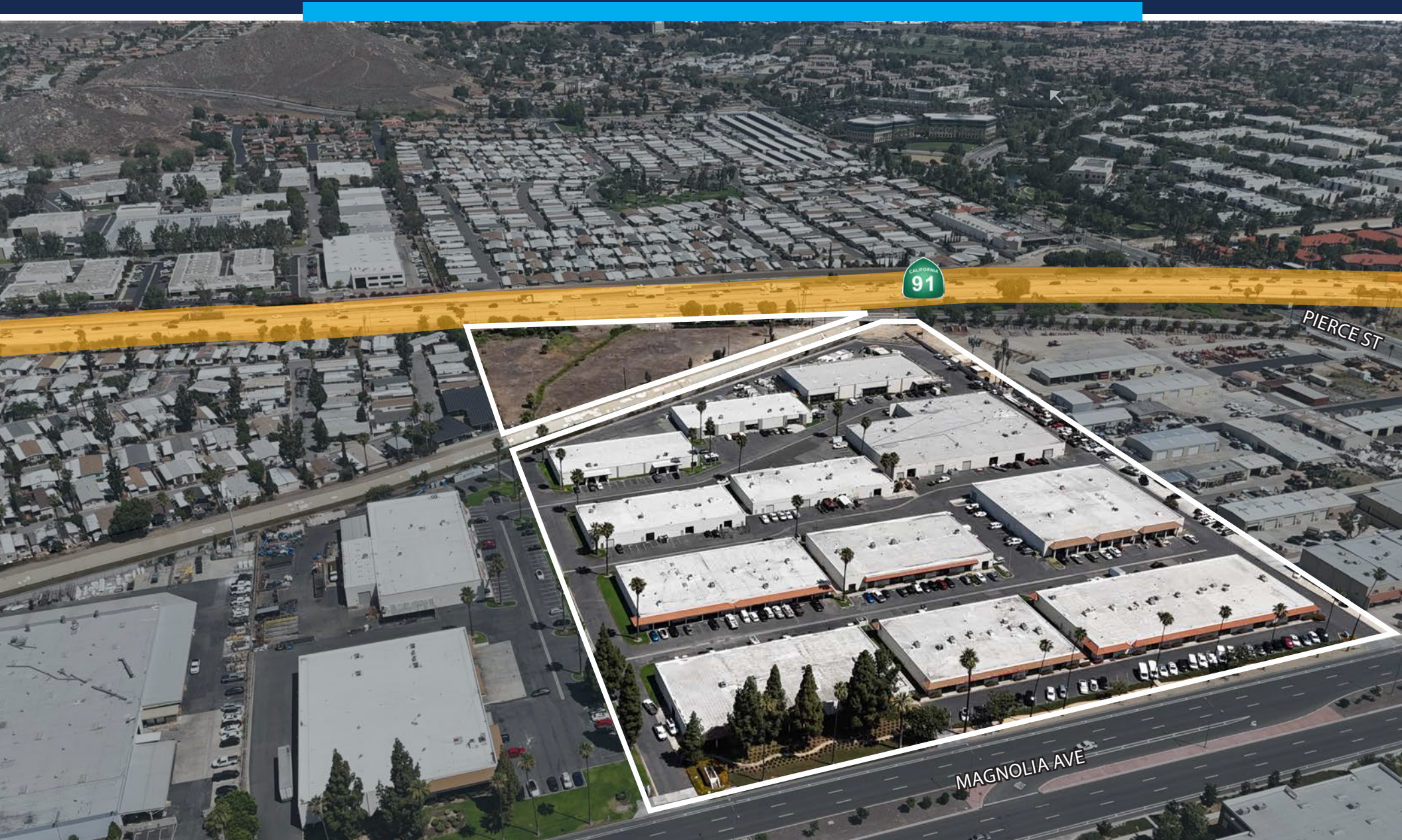


MAGNOLIA CIRCLE INDUSTRIAL PARK

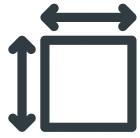
12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503

FOR LEASE
±2,532 SF - ±11,304 SF
INDUSTRIAL BUILDINGS



MAGNOLIA CIRCLE INDUSTRIAL PARK

PROPERTY HIGHLIGHTS



Available SF Range:
±2,532 SF - 11,304 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



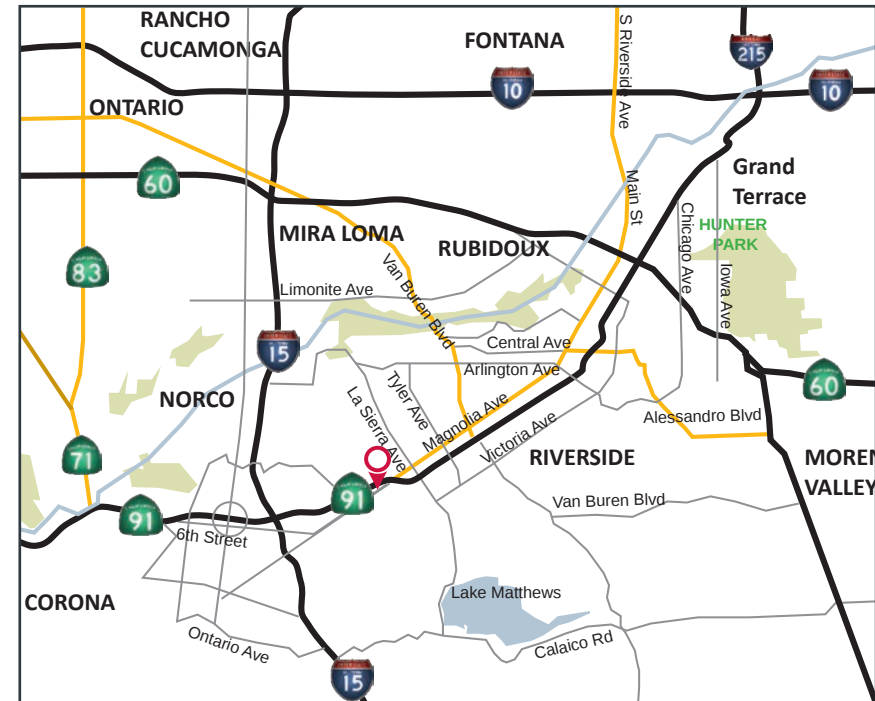
Professional Business Park
on Corona/Riverside Border



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

MAGNOLIA CIRCLE INDUSTRIAL PARK

AVAILABILITIES



Building:	Building 3-A
Description:	Reception, 1 Private Office, 1 Restroom, 1 GL Door
Suite SF:	±2,532 SF
Yard SF:	N/A
Asking Rate:	\$1.15/SF Gross
CAM:	\$0.07 PSF
Available:	9/15/2026

NOT AVAILABLE
VIDEO TOUR

BUILDING 3-A
FLOOR PLAN



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

12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503

MAGNOLIA CIRCLE INDUSTRIAL PARK

AVAILABILITIES



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



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

MAGNOLIA CIRCLE INDUSTRIAL PARK

SITE PLAN



12155 MAGNOLIA AVENUE
RIVERSIDE, CA 92503

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

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside 4193 Flat Rock Drive,

