

FOR LEASE

Owned and Operated by 

RIVERSIDE DISTRIBUTION CENTER

2360 Cottonwood Avenue, Riverside, CA 92508

±241,238 SF Cold Storage



**LEASING INFO
& CONTACT**

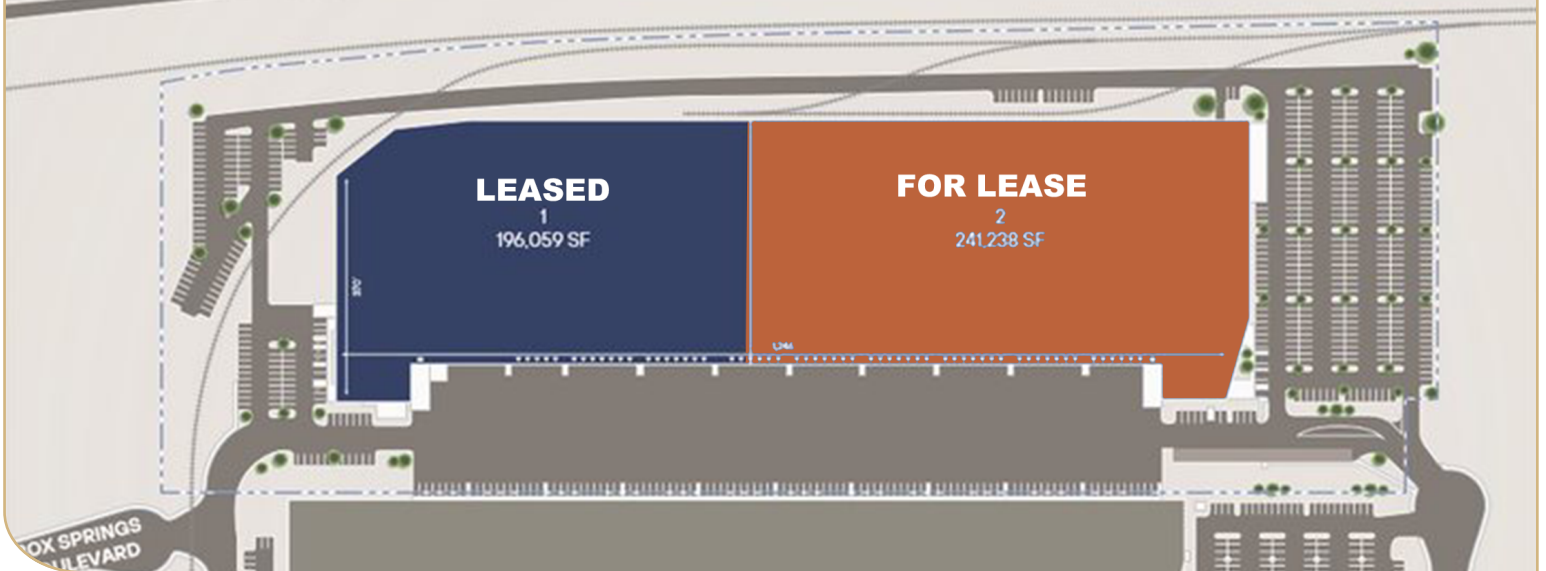
Gus Andros, SIOR 909.912.0003 / gandros@daumcommercial.com
Juan Covarrubias 909.652.9055 / jcovarrubias@daumcommercial.com
Rick John, SIOR 909.912.0001 / rj@daumcommercial.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



ARMED FORCES FREEWAY

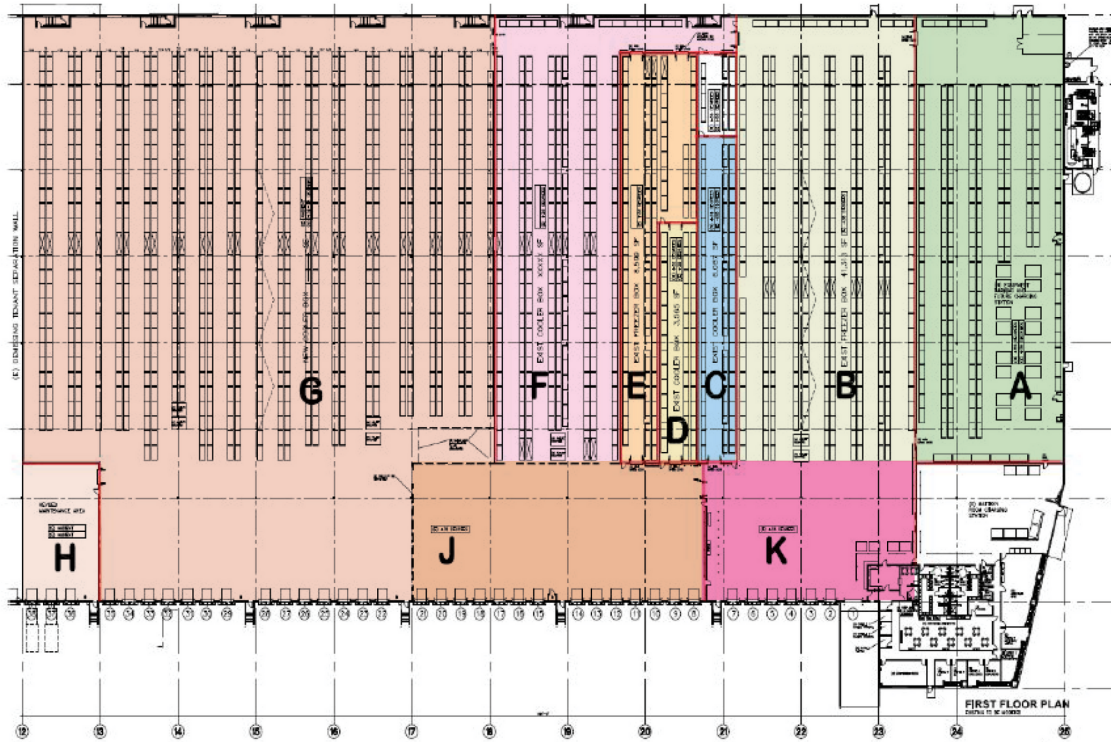


BUILDING AND SITE HIGHLIGHTS

Building Size:	241,238 SF Excellent Cold-Storage Distribution Warehouse	Features:	Features different temperature gradients of cold-storage Produce & Meat-Cooler Space
Office:	Approx. 8,000 SF	Sprinklers:	ESFR Sprinkler System
Clear Height:	±30'	Power:	4000 AMPS, 277/480V (Confirm)
Dock & Drive-Ins:	37 Loading Docks 1 Drive-In (10'x14')	Location:	Convenient access to I-215 & I-60 Fwys
Parking:	300 Surface Parking Stalls	Corporate Neighbors:	Pepsi, DHL, Ralph's, Big 5 and Instant Brands

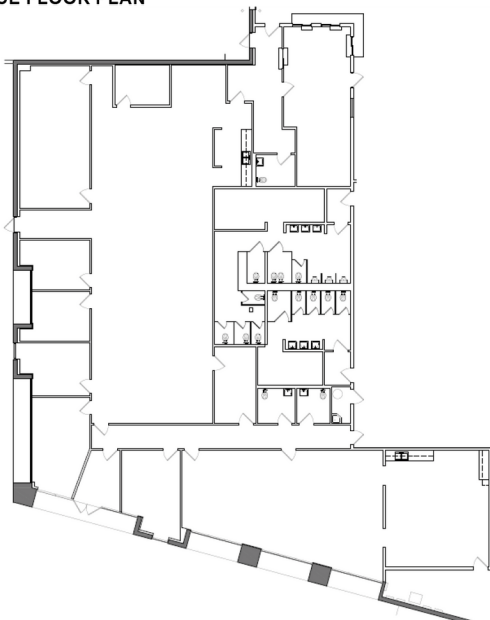
[CLICK TO VIEW AS BUILT DRAWINGS](#)

COLD STORAGE PLAN



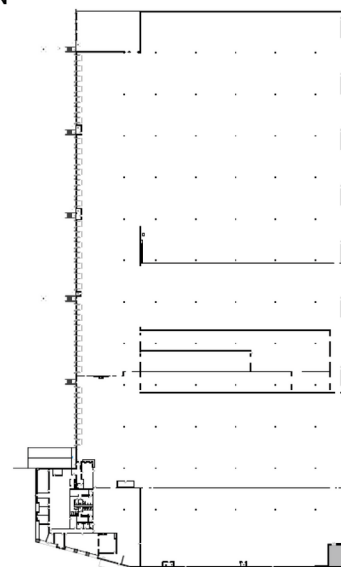
Zone Temperature Legend		
Zone A	Modified	+55 Degree
Zone B	Existing	+36 Degree
Zone C	Modified	+34 Degree
Zone D	Modified	+32 Degree
Zone E	Existing	+32 Degree
Zone F	Existing	+36 Degree
Zone G	Modified	+34 Degree
Zone H	Modified	Ambient
Zone J	Existing	+36 Degree
Zone K	Existing	+36 Degree

OFFICE FLOOR PLAN



AS-BUILT - OFFICE ENLARGED PLAN
1ST FLOOR OFFICE: ±8,216 SQ. FT.

WAREHOUSE FLOOR PLAN



AS-BUILT - OVERALL PLAN
WAREHOUSE: ±233,022 SQ. FT.
1ST FLOOR OFFICE: ±8,216 SQ. FT.
BUILDING TOTAL: ±241,238 SQ. FT.