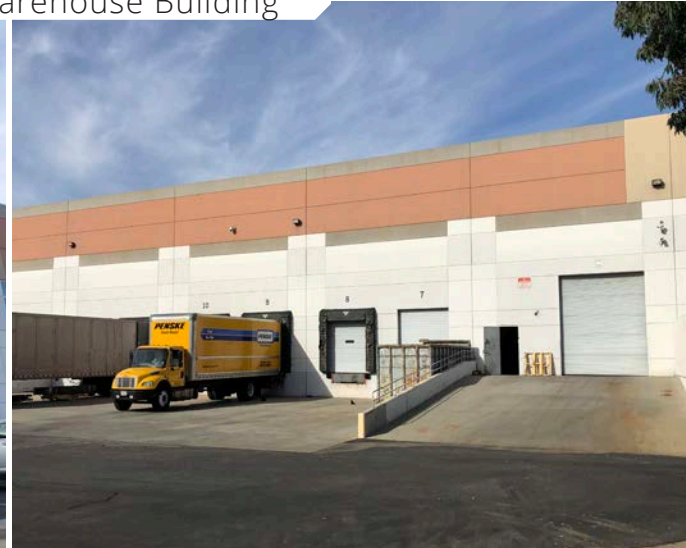


FOR LEASE

+/- 42,884 SQ. FT. INDUSTRIAL SPACE
EXPANDABLE TO +/- 81,998 SF

Rare Crossdock Industrial Warehouse Building



940 COLUMBIA AVENUE, RIVERSIDE, UNIT B

Building Highlights

- > +/- 42,884 SF Industrial Warehouse Space
- > Expandable to the Larger 81,998 SF Industrial Building
- > +/- 8,226 SF two-story Office Space
- > Rare Crossdock Building in Presigious Hunter Park
- > ESRF Fire Sprinkler System
- > 28' Warehouse Clearance Height
- > Gas Service Available to the Property
- > 7 DH Doors, 3 w/ Pit Levelers and 1/w Edge of Dock Leveler
- > 1 Drive in Grade Level Door
- > Secured Concrete Truck Court
- > 600 Amps of Power (separately metered)
- > 73 Auto Parking Stalls Provided
- > City of Riverside [Favorable Utility Rates \(click\)](#)
- > Easy Access to I-215, 60 and 91 Freeways
- > High Profile Corporate Neighbors Include: Walmart, Nordstrom, Sabert Plastics, TM Cobb



*specs to be independantly verified

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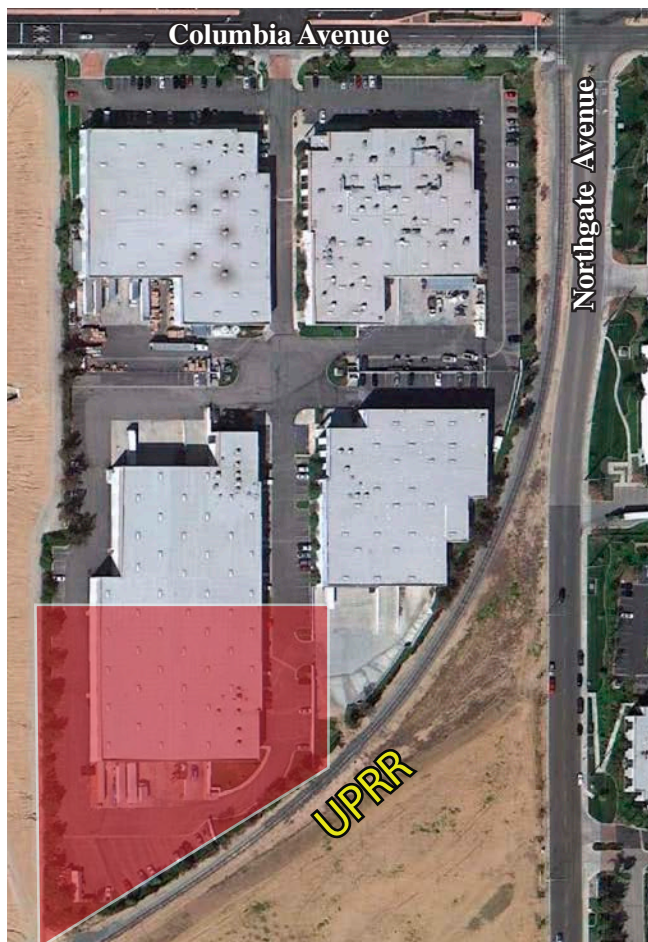
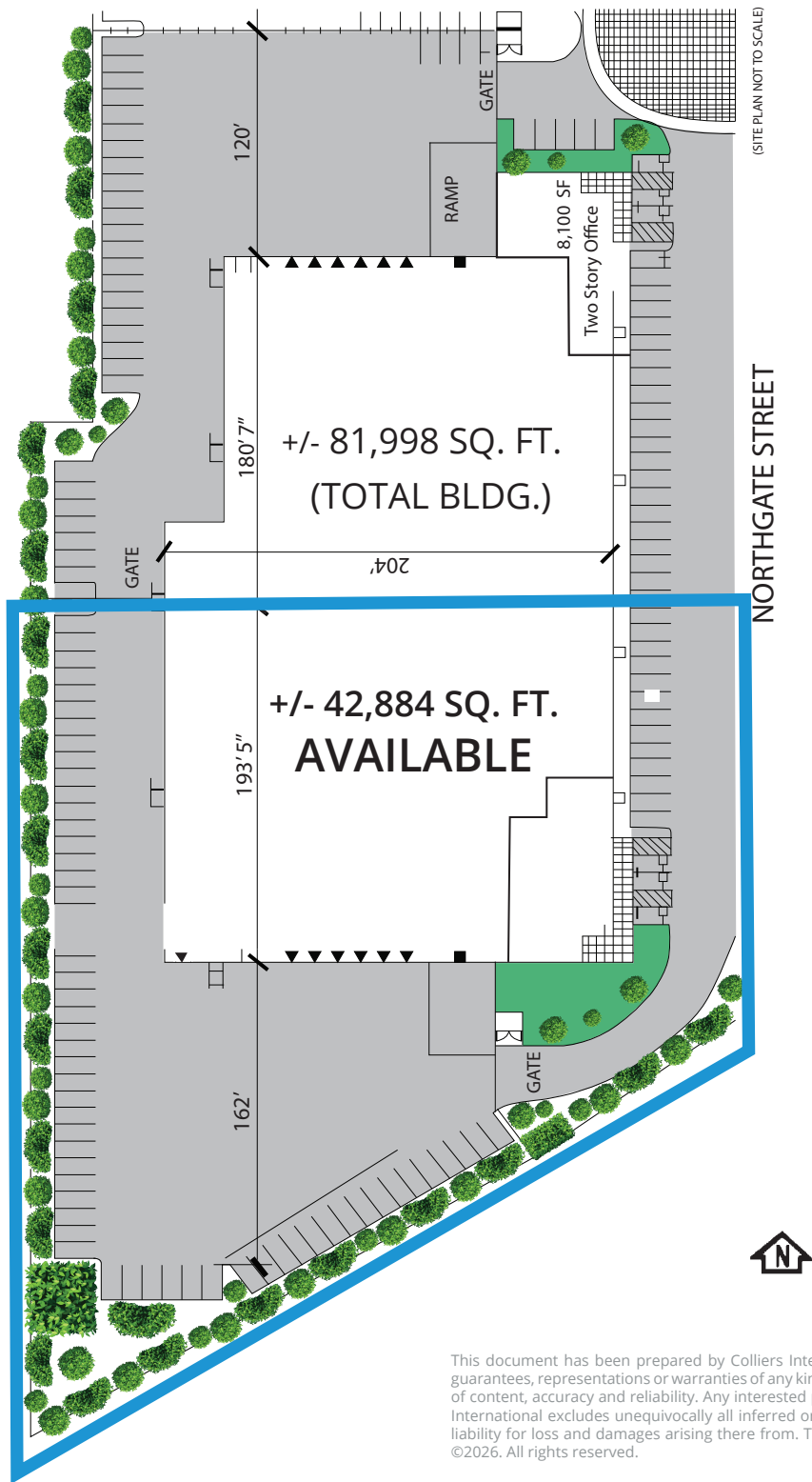
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+/- 42,884 SQUARE FEET FOR LEASE



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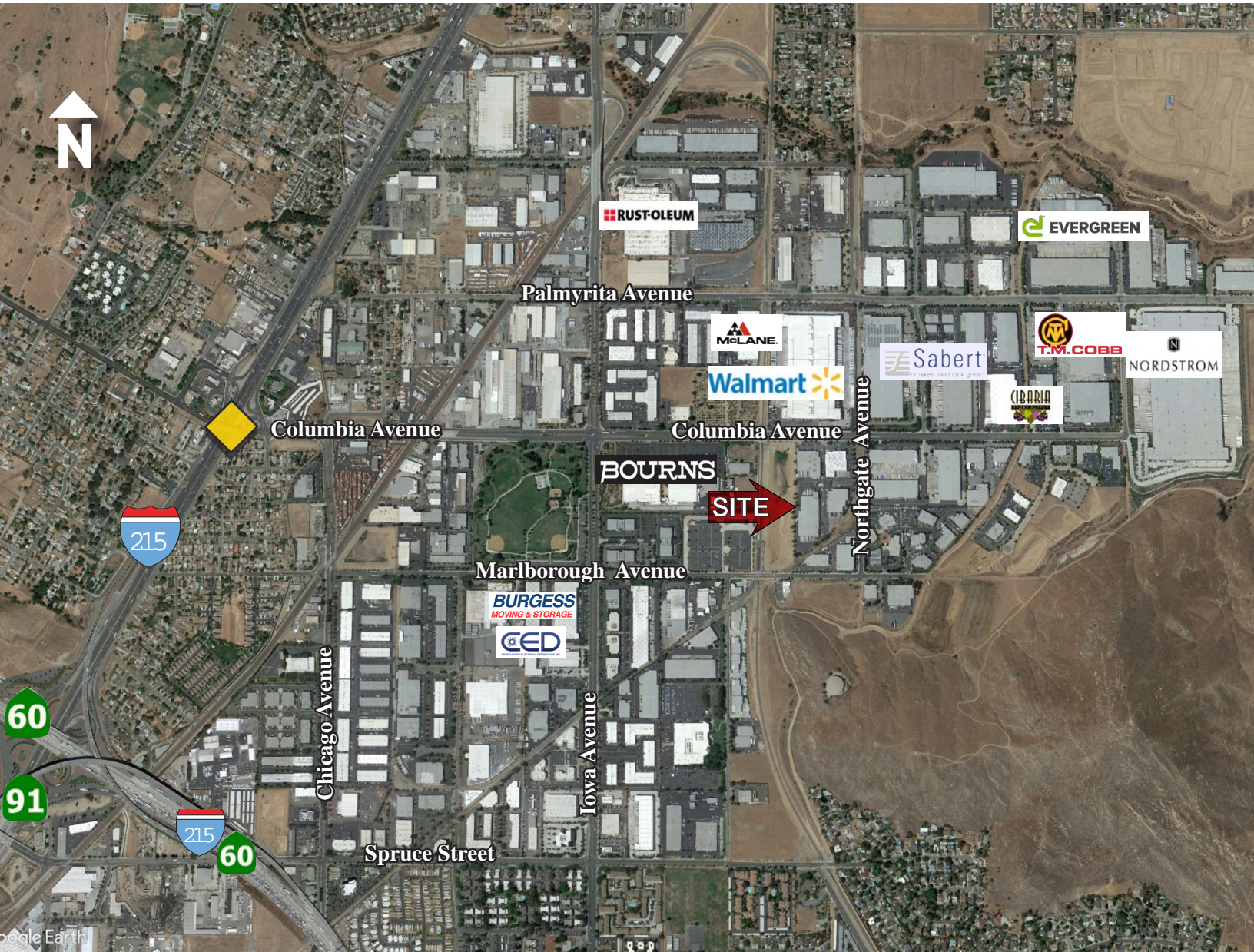
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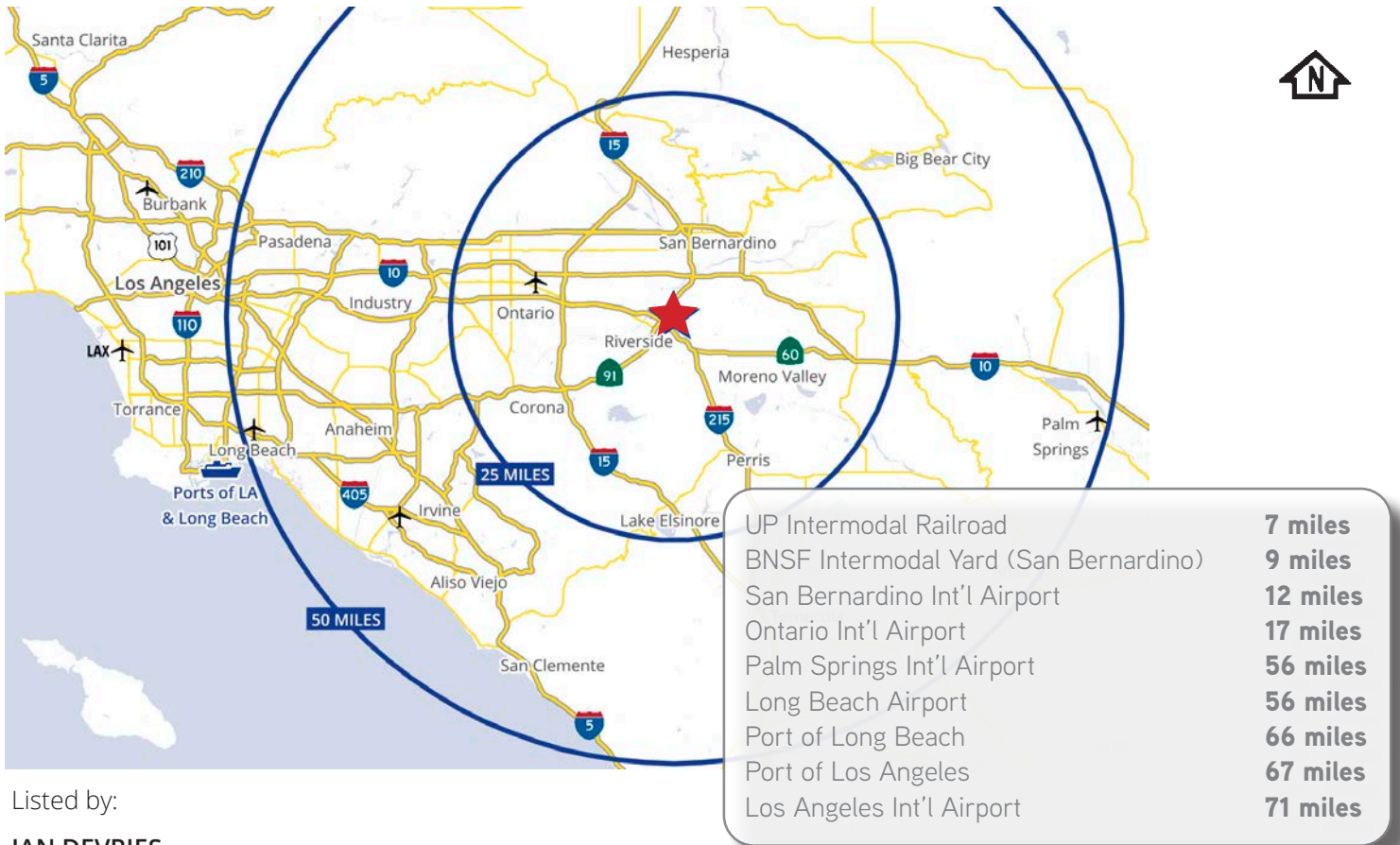
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