

**±203,100 SF**  
FOR SALE OR LEASE

# SYCAMORE HILLS DISTRIBUTION CENTER

7276 BARTON STREET | RIVERSIDE, CA

POL  
TWO-BUILDING  
DISTRIBUTION PARK

**MARIO CALVILLO**  
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DRE #01911573

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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 B SPECIFICATIONS: 7276 Barton Street

<b>BUILDING AREA</b>	±203,100 SF
<b>OFFICE AREA</b>	±3,236 SF
<b>CLEAR HEIGHT</b>	36' CLEAR HEIGHT AT FIRST COLUMN
<b>SPRINKLER</b>	ESFR (K-25 HEADS)
<b>SLAB</b>	7" CONCRETE FLOOR SLAB
<b>POWER</b>	2,000 AMP, 277/480 VOLTS (4,000 AMP UGPS) SERVICE PROVIDED BY RIVERSIDE PUBLIC UTILITIES
<b>GL DOORS</b>	2 GROUND LEVEL DOORS (12' X 14')
<b>DH DOORS</b>	34 DOCK HIGH DOORS (9' X 10')
<b>BAY SPACING</b>	56' X 60' TYPICAL COLUMN SPACING
<b>TRUCK COURT</b>	±182' SECURED TRUCK COURT
<b>SKYLIGHTS</b>	2.5% SKYLIGHTS
<b>CAR PARKING</b>	235 AUTO STALLS
<b>TRAILER STALLS</b>	45 TRAILER PARKING STALLS
<b>SECURED YARD</b>	YES
<b>SOLAR ARRAY</b>	47 KWDC (± 44 AMPS OF ADDITIONAL POWER DURING MID DAY HOURS)
<b>FTZ</b>	FTZ #244 ENABLED*

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



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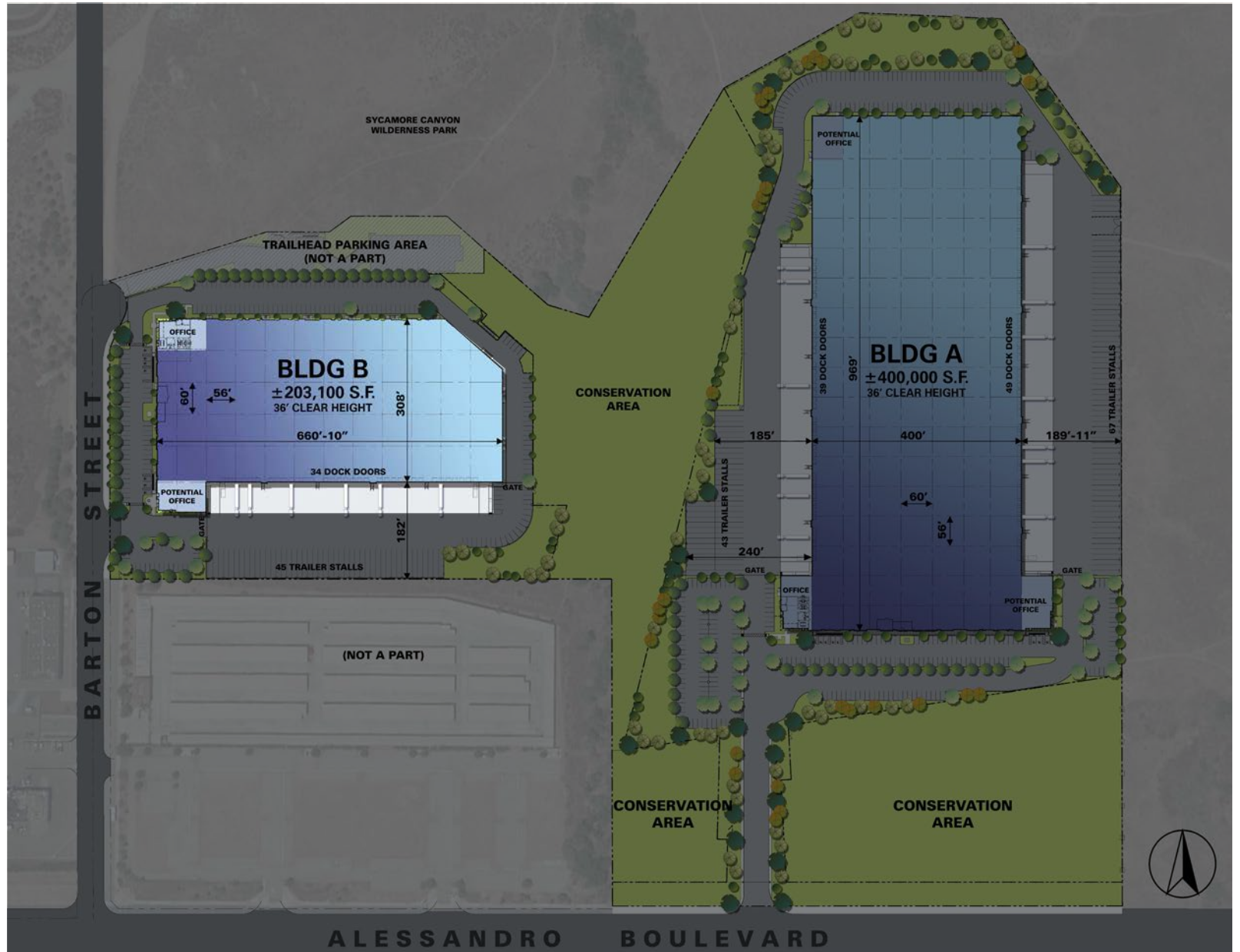
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SITE PLAN



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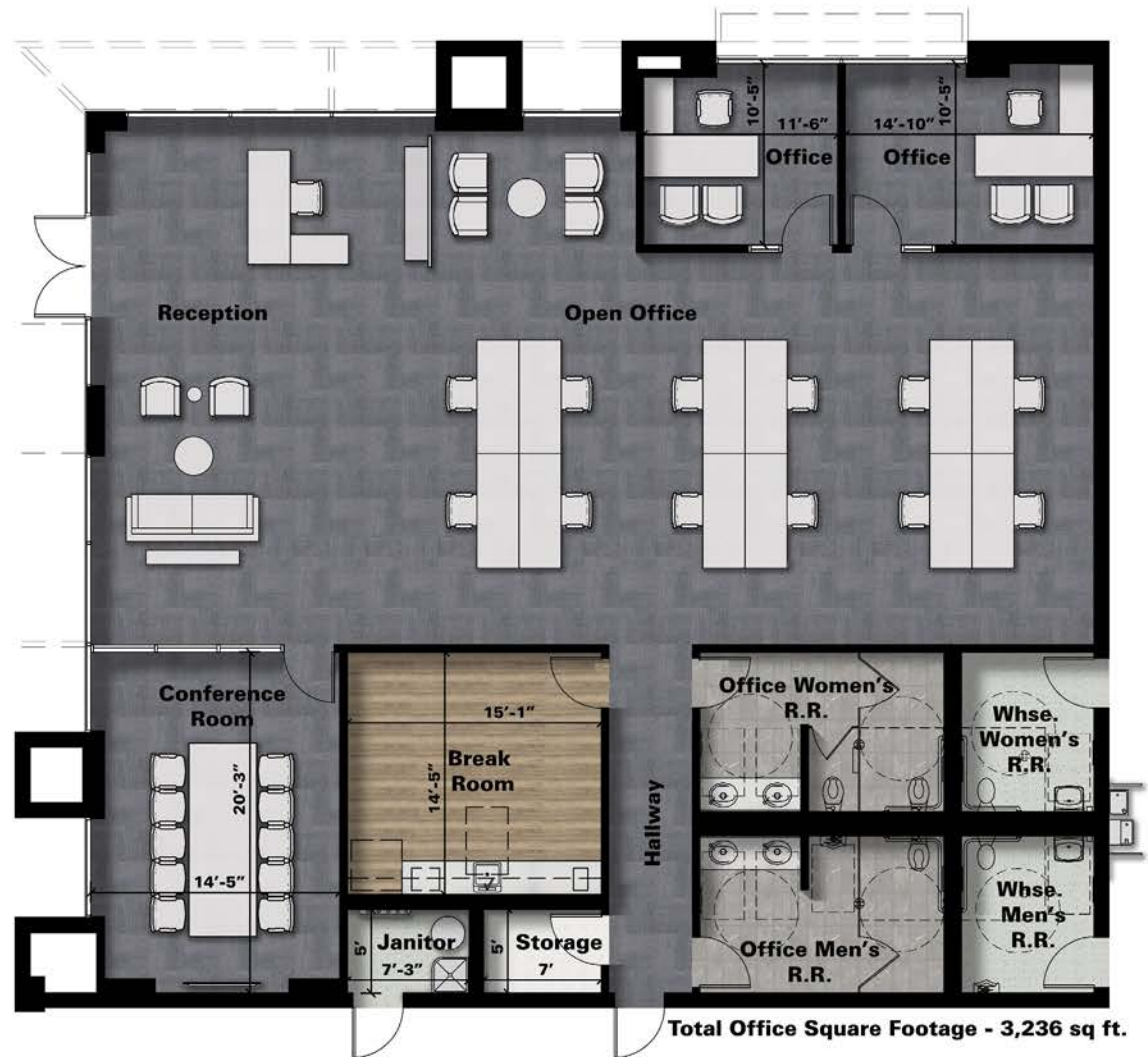
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OFFICE PLAN  
**BUILDING B**  
 ±3,236 SF



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**SYCAMORE HILLS  
DISTRIBUTION CENTER**

**BARTON ST**



**Dressbarn**

**ALESSANDRO BLVD**

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1304 E. ALESSANDRO BLVD. & 7276 BARTON ST. | RIVERSIDE, CA

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FOR MORE INFORMATION

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COMMERCIAL REAL ESTATE SERVICES  
ONTARIO

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