

FALCON BUSINESS PARK AT MERIDIAN



OWNER-USER OR INVESTMENT OPPORTUNITY

±17,250 SF FOR SALE

14538 Meridian Parkway, Riverside, CA 92518

For more information, contact:

TOBY TEWELL
Senior Vice President
951.276.3662 | DRE# 01013436
ttewell@leeriverside.com



±17,250 SF FOR SALE

14538 Meridian Parkway, Riverside, CA

PROPERTY FEATURES

Total Building Size ±17,250 SF Industrial Building with ±12,000 SF mezzanine on ±1.38 Ac

Office Size 2-Story Deluxe Office Build Out - Reception, Break-Room, Conference Room, Numerous Private Offices & 5 Restrooms

Ceiling Height 24' Minimum

GL Doors 2 (12' x 14')

Parking 75 Surface Parking Spaces

Power 800 Amps, 277/480 Volt Phase 3 (Verify)

Loading Area: Large, Concrete Loading Area

Freeway Great Freeway Access to I-215 (Cactus Ave) and 60/91 Freeways

Zoning BMP (Business Manufacturing Park)

Comments Located within March JPA
UES Rents Office & Lab Space (Lease Ends 1/31/2027)
Divisible to 2 Units (Demising Wall in Place, 2nd Office Pod Entry and Plumbing in Place)



Broker Contact: Toby Tewell | Senior Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE 01822772

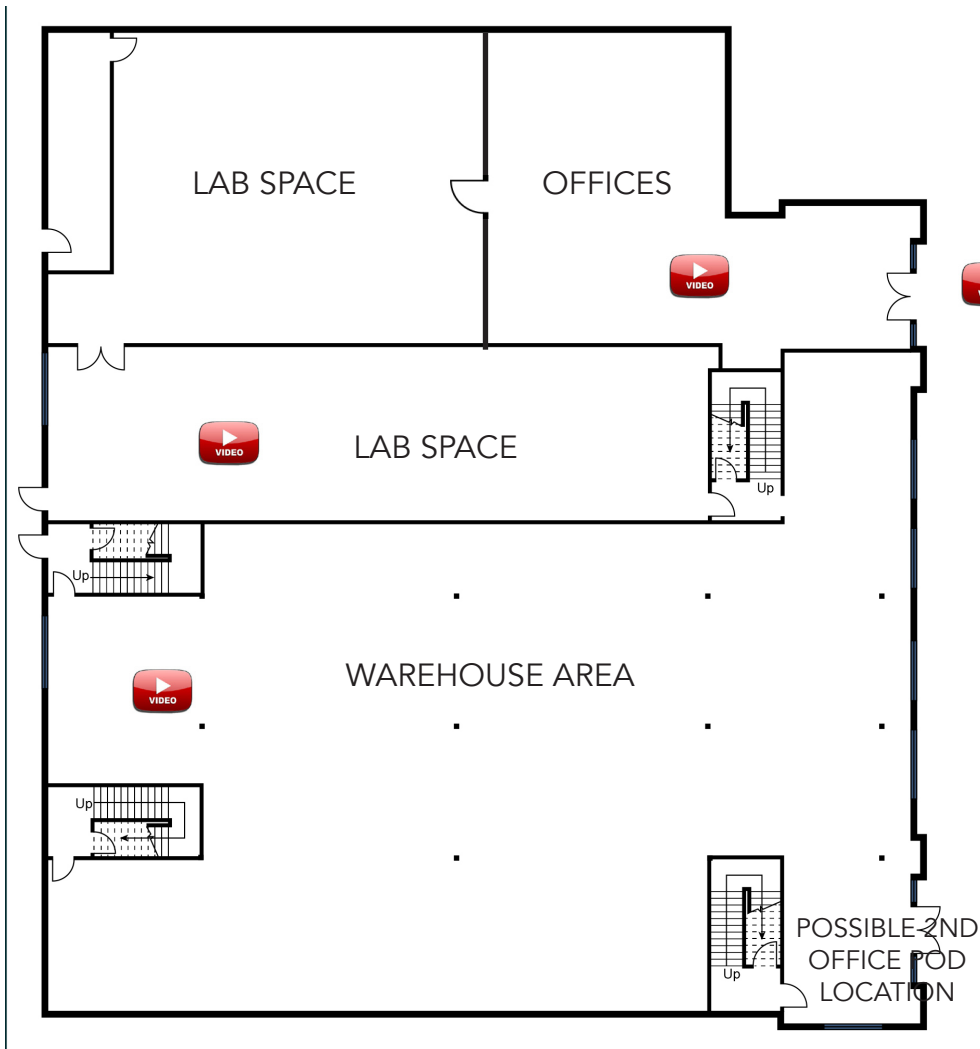


No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100 | Riverside, CA 92505

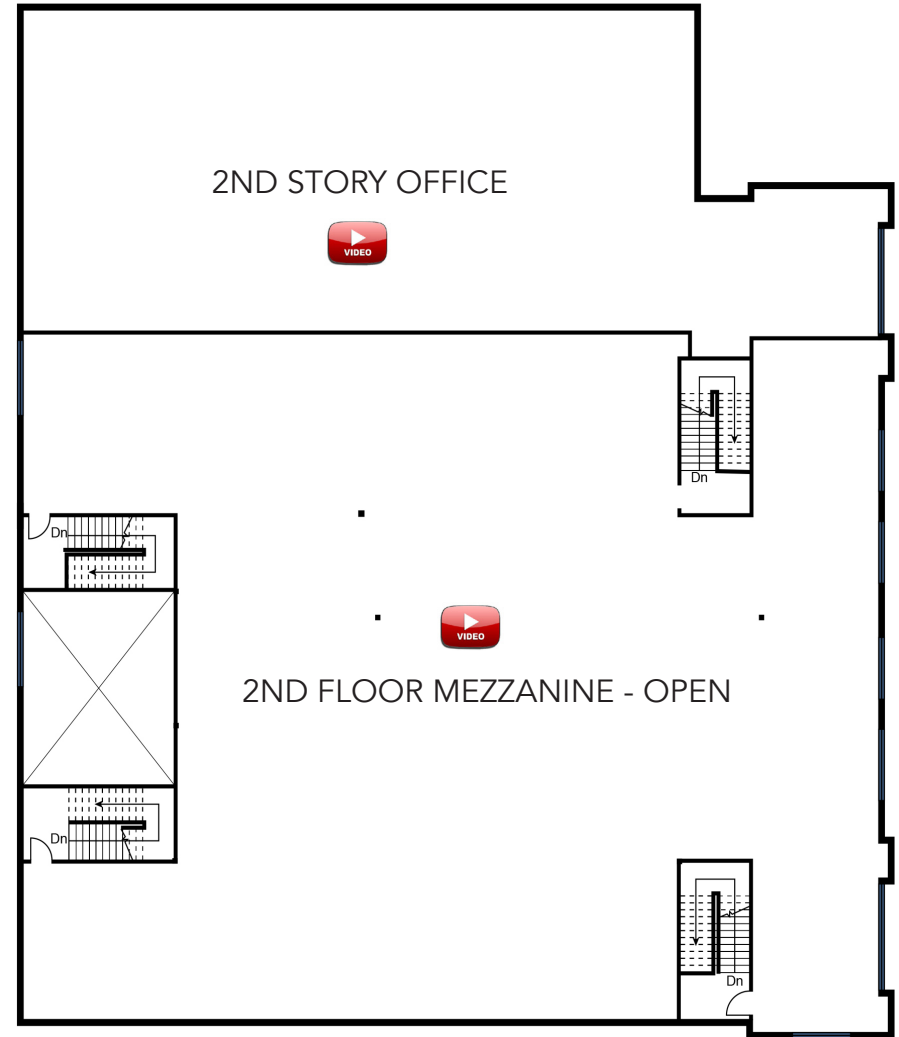
±17,250 SF FOR SALE

14538 Meridian Parkway, Riverside, CA

FIRST FLOOR PLAN



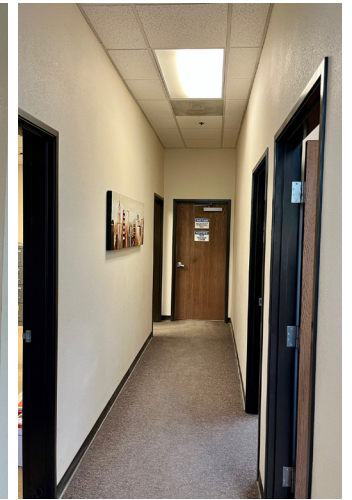
SECOND FLOOR PLAN



Broker Contact: Toby Tewell | Senior Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE 01822772



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, Suite 100 | Riverside, CA 92505



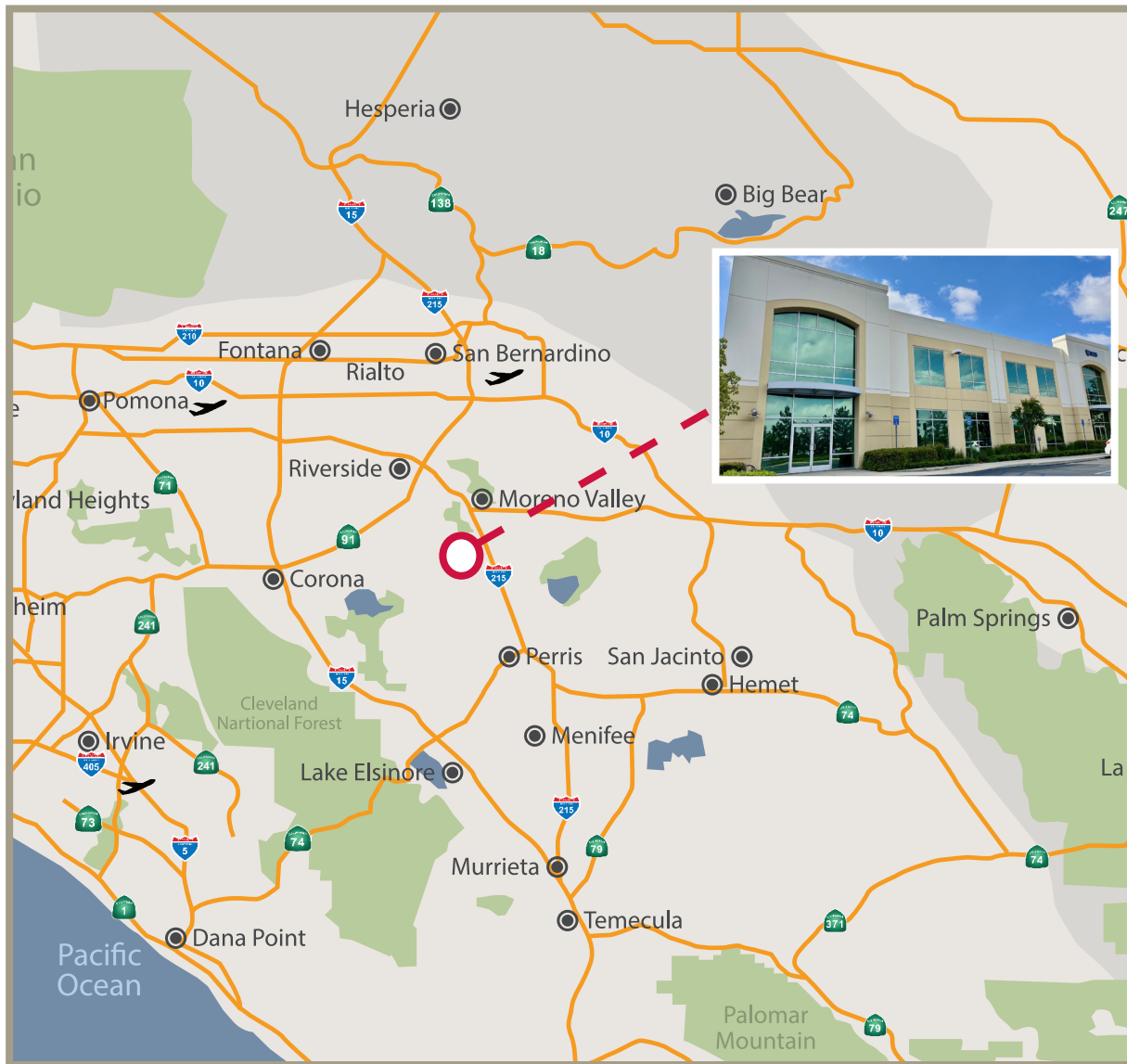
Broker Contact: Toby Tewell | Senior Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE 01822772



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, Suite 100 | Riverside, CA 92505

±17,250 SF FOR SALE

14538 Meridian Parkway, Riverside, CA



LOCATION HIGHLIGHTS

- Close Proximity to the I-215 I-60 Freeways
- Average Household Income: \$120,816 (within a 3 mile radius)
- Population: 79,005 (within a 3 mile radius)



Broker Contact: Toby Tewell | Senior Vice President | 951.276.3662 | ttewell@leeriverside.com | DRE 01822772



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, Suite 100 | Riverside, CA 92505