

FOR LEASE

+/- 39,114 SF

EXPANDABLE TO +/- 81,998 SF



940 COLUMBIA AVENUE, RIVERSIDE

Building Highlights

- > +/- 39,114 SF Industrial Warehouse Space
 - > Expandable to the Larger 81,998 SF Industrial Building
 - > +/- 8,100 SF two-story Office Space (4,165 1st Floor, 3,935 SF Mezzanine)
 - > Rare Crossdock Building in Presigious Hunter Park
 - > ESFR Fire Sprinkler System
 - > 28' Warehouse Clearance
 - > 6 DH Doors, 3 w/ Pit Levelers and 1/w Edge of Dock Levelers (unit A)
 - > 1 Drive in Grade Level Door
 - > Secured Concrete Truck Court
 - > 600 Amps of Power (separately metered)
 - > City of Riverside [Favorable Utility Rates](#)
 - > Easy Access to I-215, 60 and 91 Freeways
 - > High Profile Corporate Neighbors: Walmart, Nordstrom, Sabert Plastics, TM Cobb, Bourns, Cibarria & Evergreen
- * features to be independently verified*



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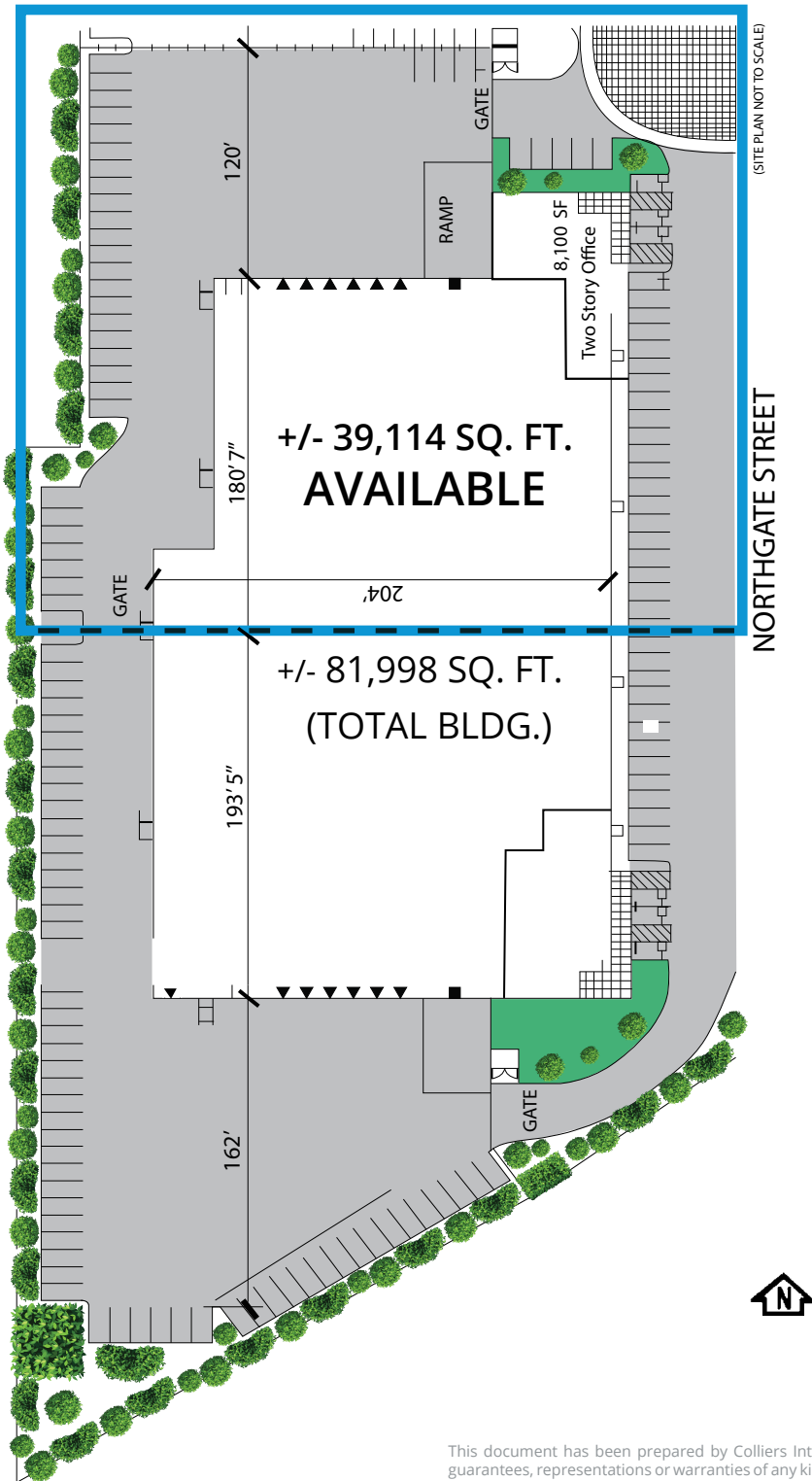
3 Park Plaza, Suite 1200 Irvine, CA 92614



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+/- 39,114 SQUARE FEET FOR LEASE



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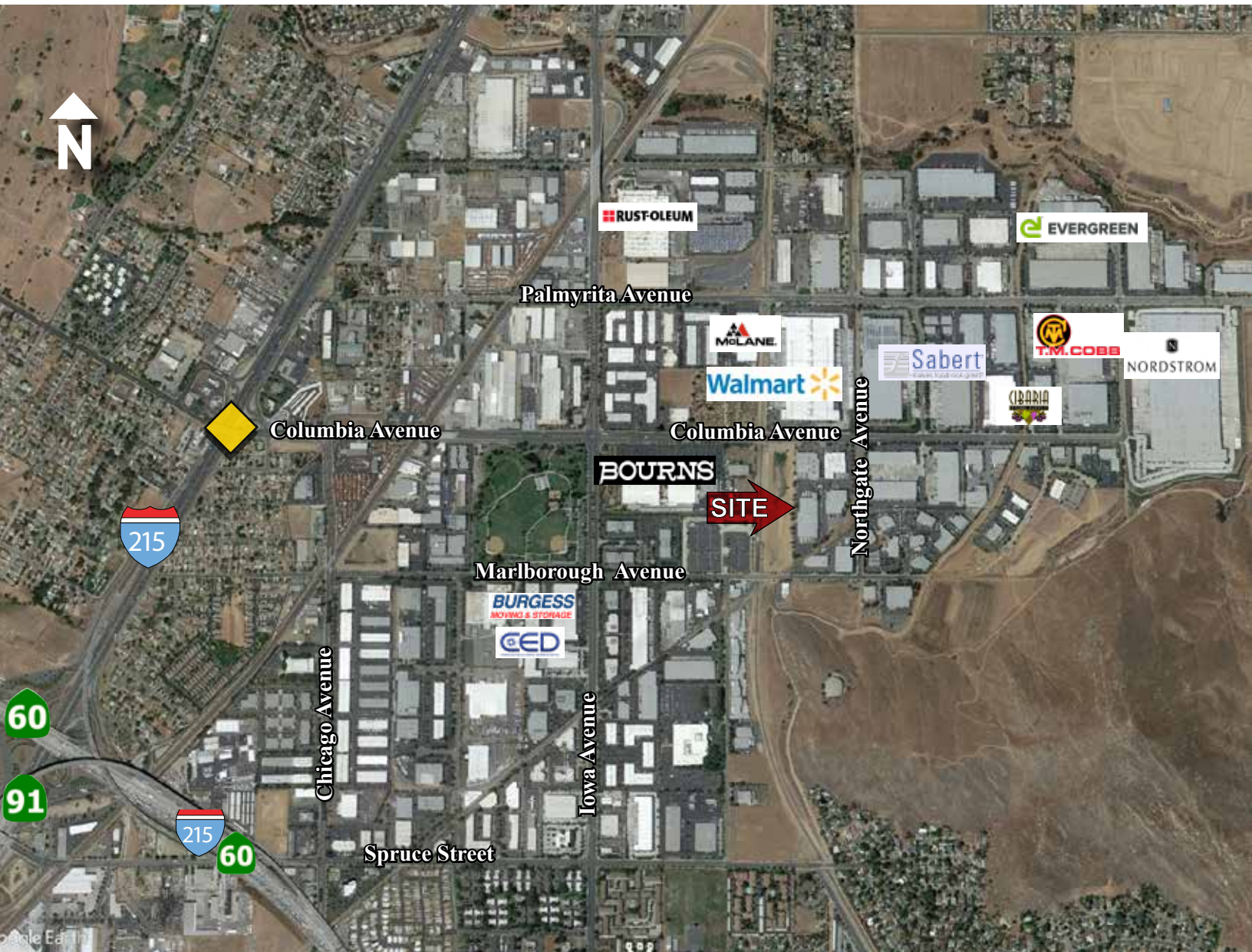
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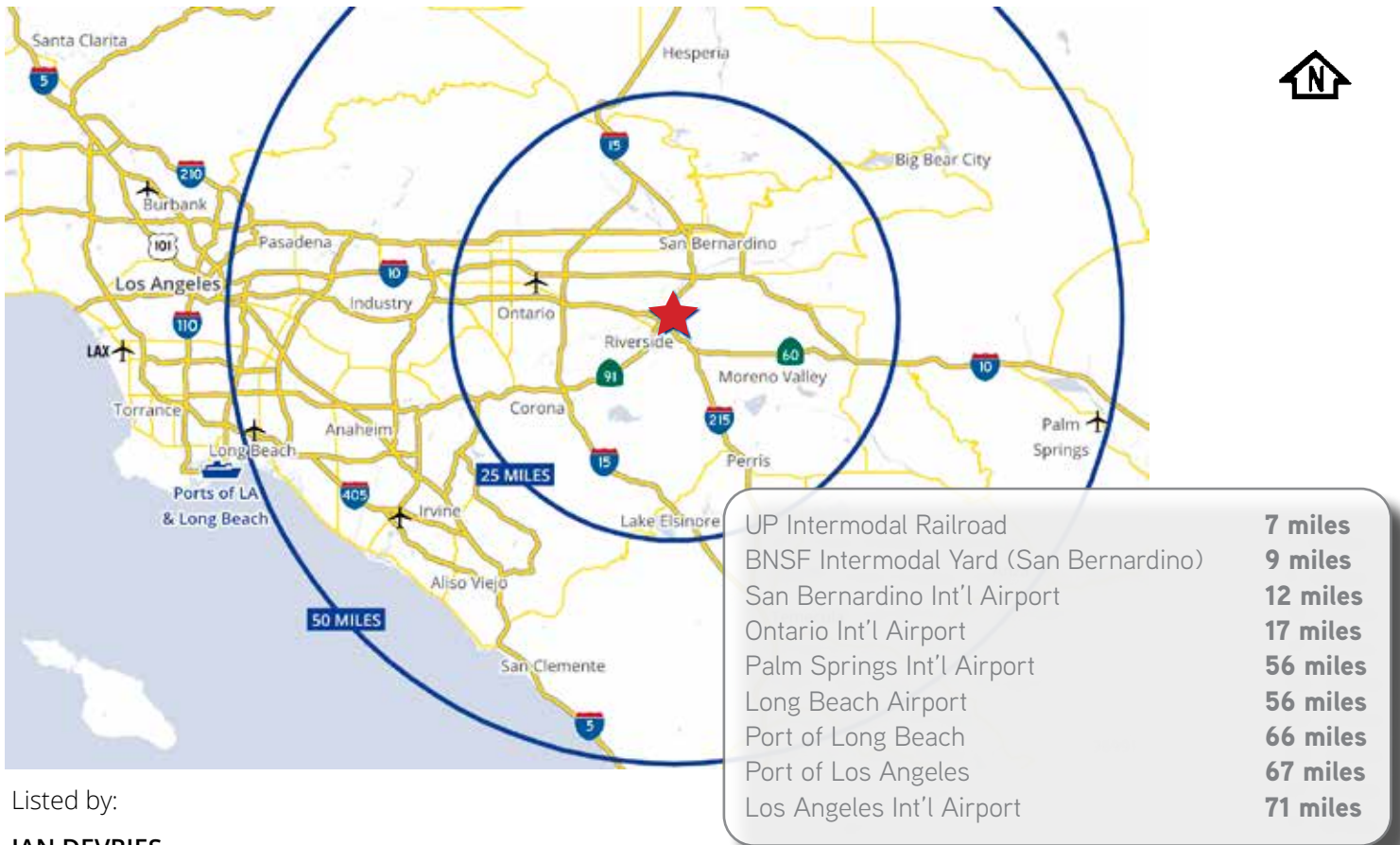
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