

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
 - > ESFR Fire Sprinkler System
 - > 28' Warehouse Clearance
 - > 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)
 - > 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*



Listed by:

IAN DEVRIES
VICE CHAIRMAN
DRE # 01019686
949 724 5509
ian.devries@colliers.com

CHRIS DEVRIES, SIOR,
EXECUTIVE VP
DRE # 01867314
949 724 5504
chris.devries@colliers.com

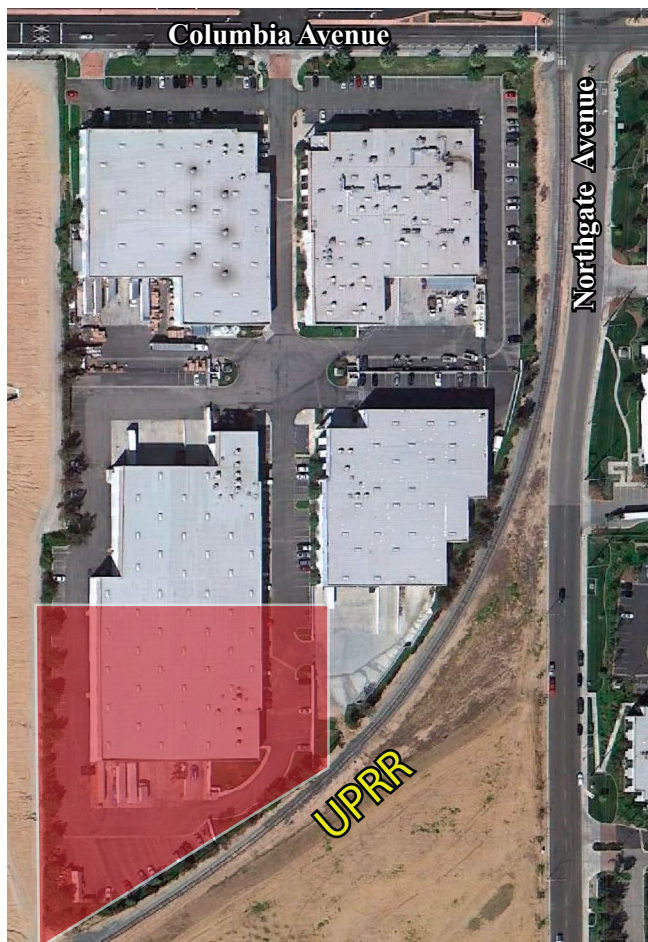
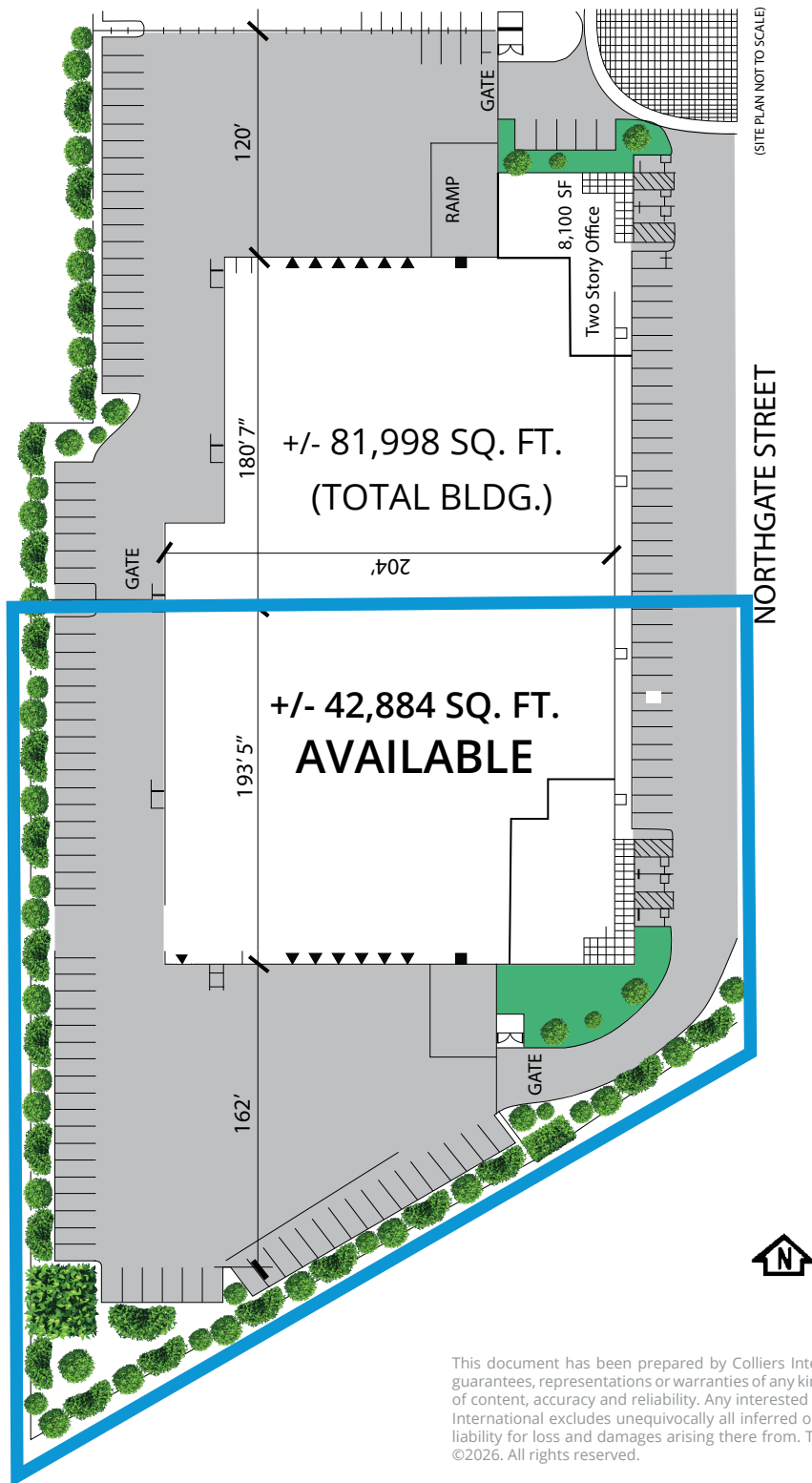
KYLE KEHNER
EXECUTIVE VP
DRE # 01239566
909 702 5472
kyle.kehner@colliers.com

TREVOR WRIGHT
VP
DRE # 02130999
909 456 0697
trevor.wright@colliers.com



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3 Park Plaza, Suite 1200 Irvine, CA 92614

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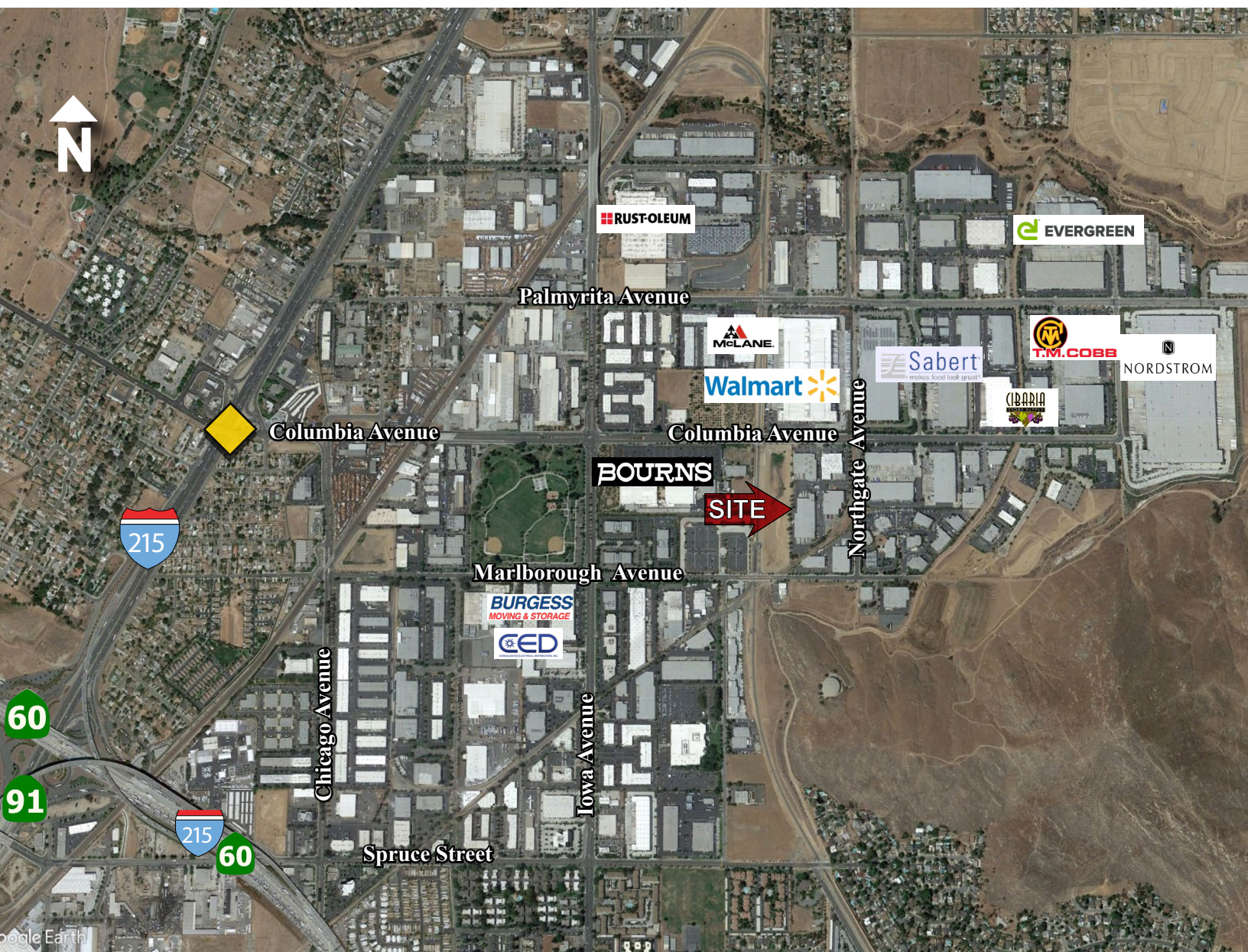
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For Information,
Please Contact:

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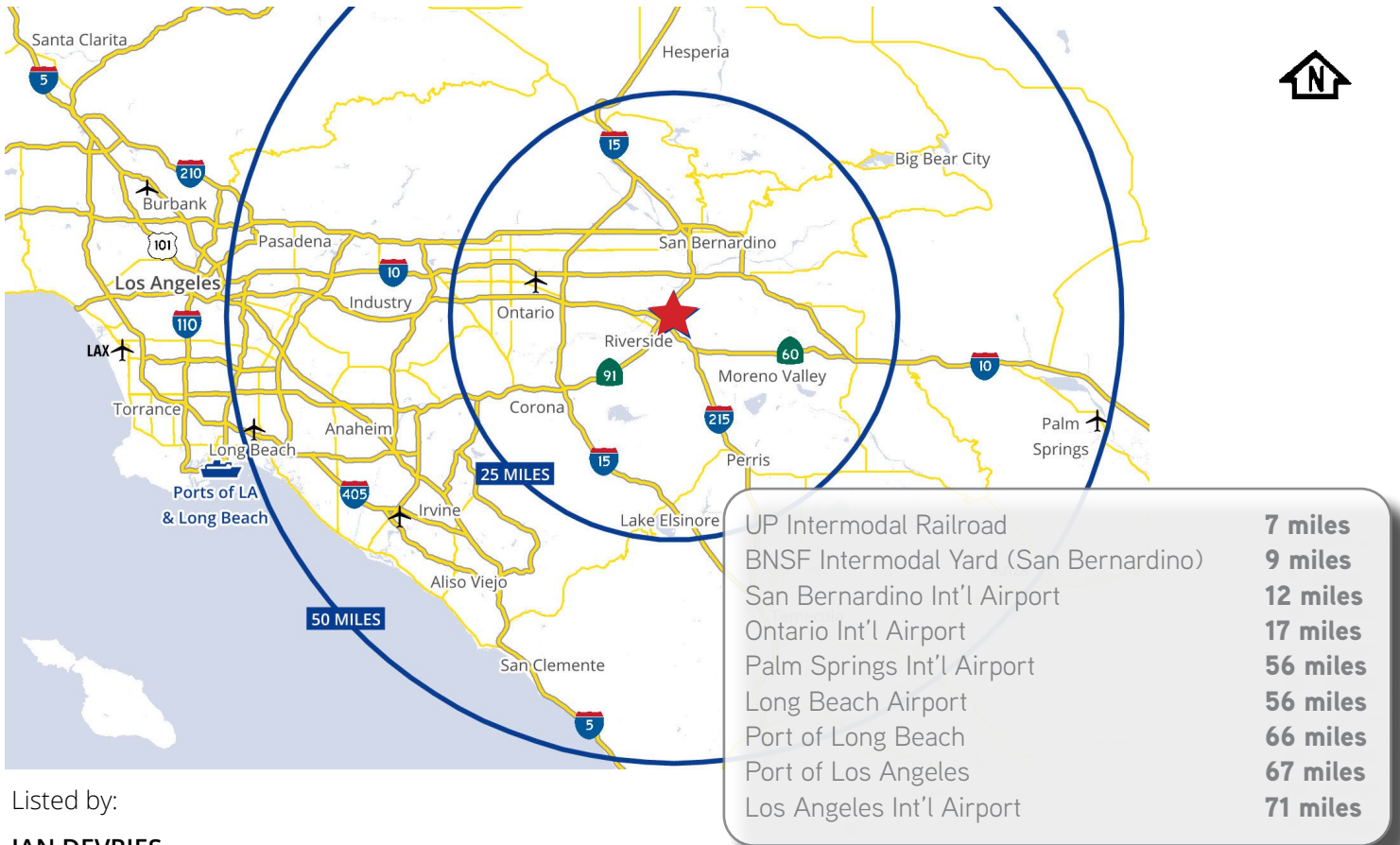
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