

NOW AVAILABLE

± 39,000 SF

EASY FREEWAY ACCESS

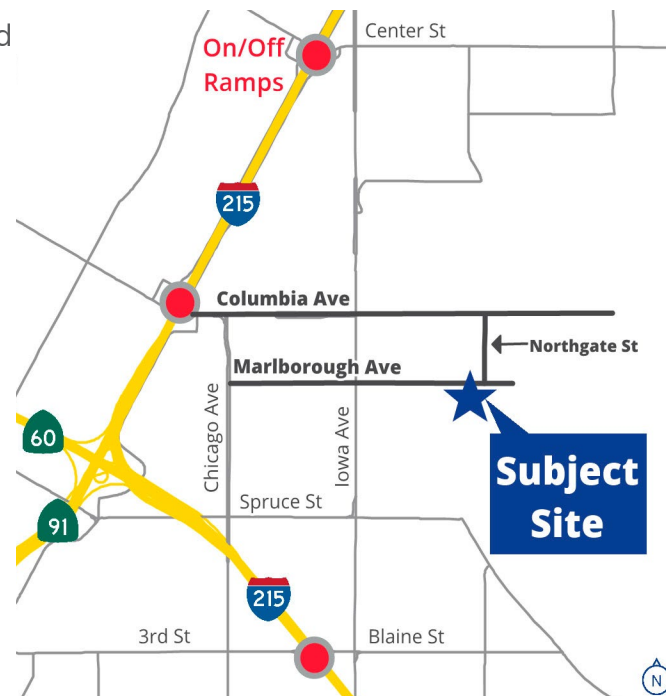
INDUSTRIAL WAREHOUSE

980 MARLBOROUGH AVENUE, RIVERSIDE, CA 92507 Bldg. A

Property Features

- +/- 39,000 SF Warehouse in Hunter Park Area of Riverside
- Part of Marlborough Trade Center
- +/- 1,000 SF of Pre-Built Office Space
- 4 Dock High Doors (9' x 10'), 2 w/ 35,000 lb. Pit Levelers
- 1 Grade Level Door (16' x 14'), Oversized
- 30' Warehouse Clearance w/ 28' Clearance in Loading Bay
- Secured Concrete Truck Court with Gate
- ESFR Fire Sprinkler System w/ K-25 Heads
- 2,000 Amps of Power with 480Y / 277V 3-Phase Wire, EV And Solar Ready
- LED Lighting Throughout, 3% Warehouse Skylights
- Reduced Riverside Public Utility rates via vs. PG&E / SCE [Click Here](#)
- Easy Access to 215, 91 & 60 Freeways near Interchange
- Corporate Neighbors: Walmart, Sabert, Bourns, Cibaria, Evergreen, Rust-Oleum, Nordstrom & T.M. Cobb

Locator Map



BROKER INFORMATION



Chris DeVries, SIOR
Executive VP, Colliers
License No. 01867314
949.724.5504
chris.devries@colliers.com

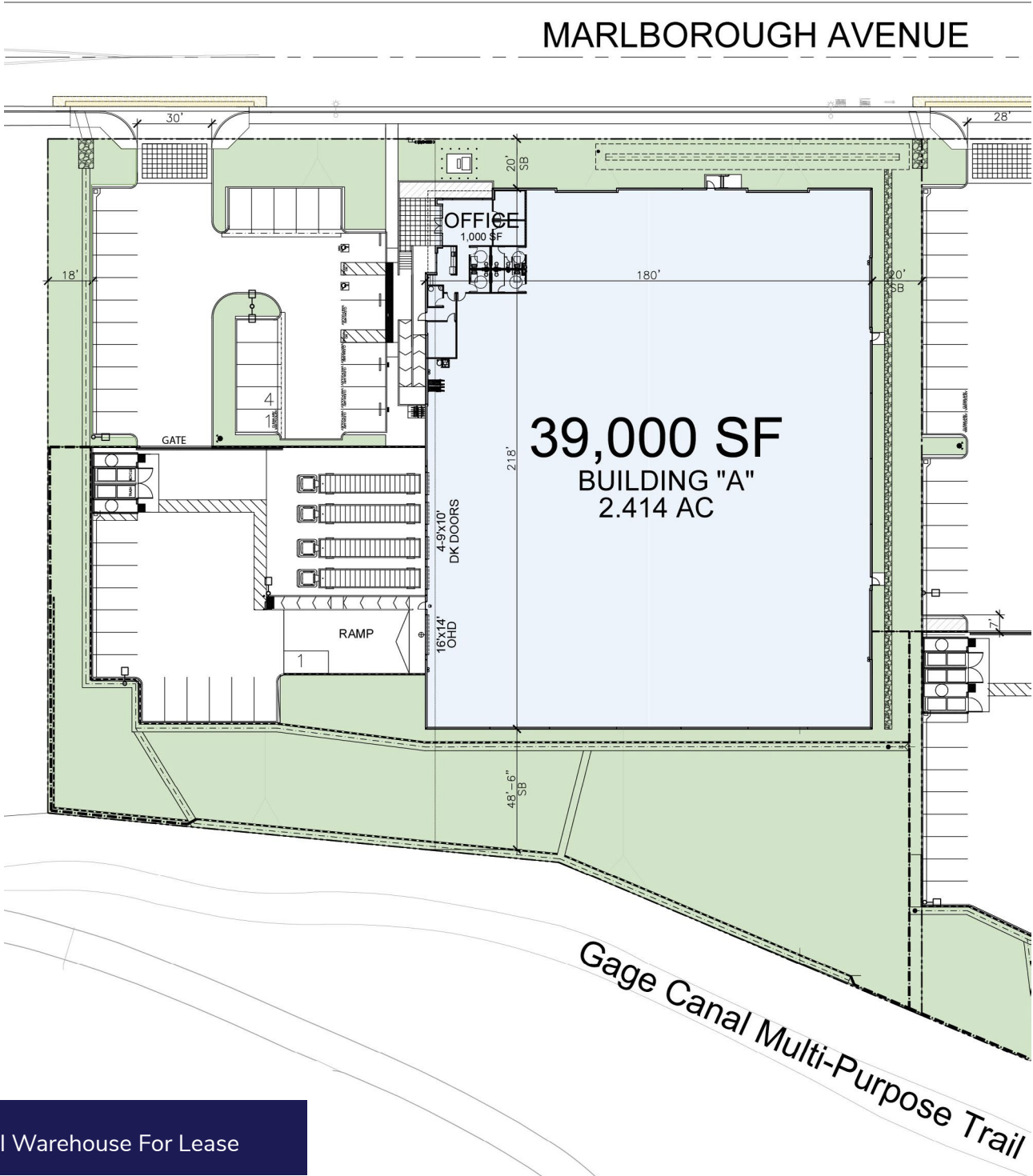
Ian DeVries
Vice Chairman, Colliers
License No. 01019686
949.724.5509
ian.devries@colliers.com

Kyle Kehner, SIOR
Executive VP, Colliers
License No. 01239566
909.702.5472
kyle.kehner@colliers.com

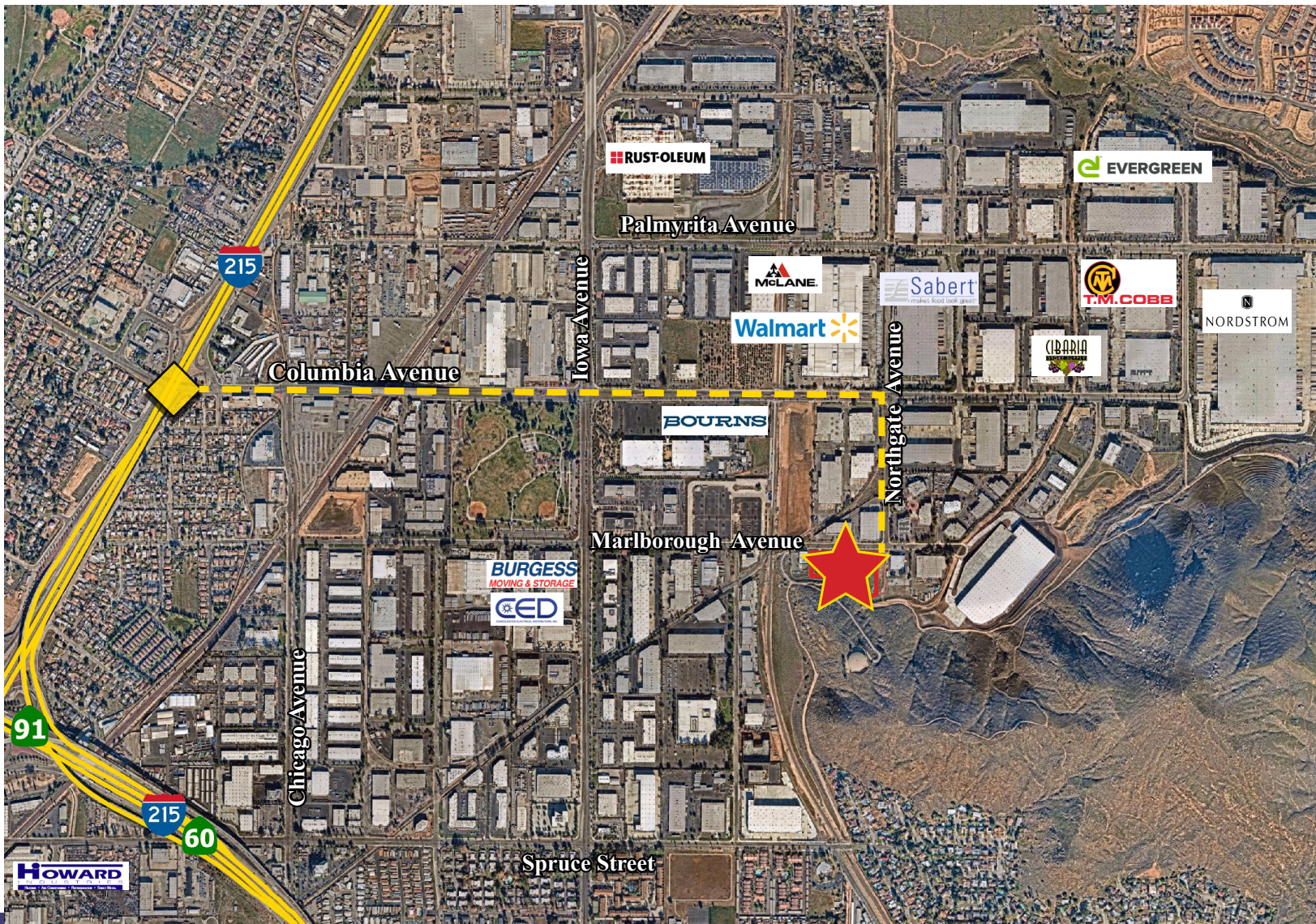
Trevor Wright
Vice President, Colliers
License No. 02130999
909.456.0697
trevor.wright@colliers.com

PROPERTY SITE PLAN

980 Marlborough Avenue, Riverside CA



Industrial Warehouse For Lease



CORPORATE NEIGHBORS

980 Marlborough Avenue, Riverside CA 92507

Broker Information

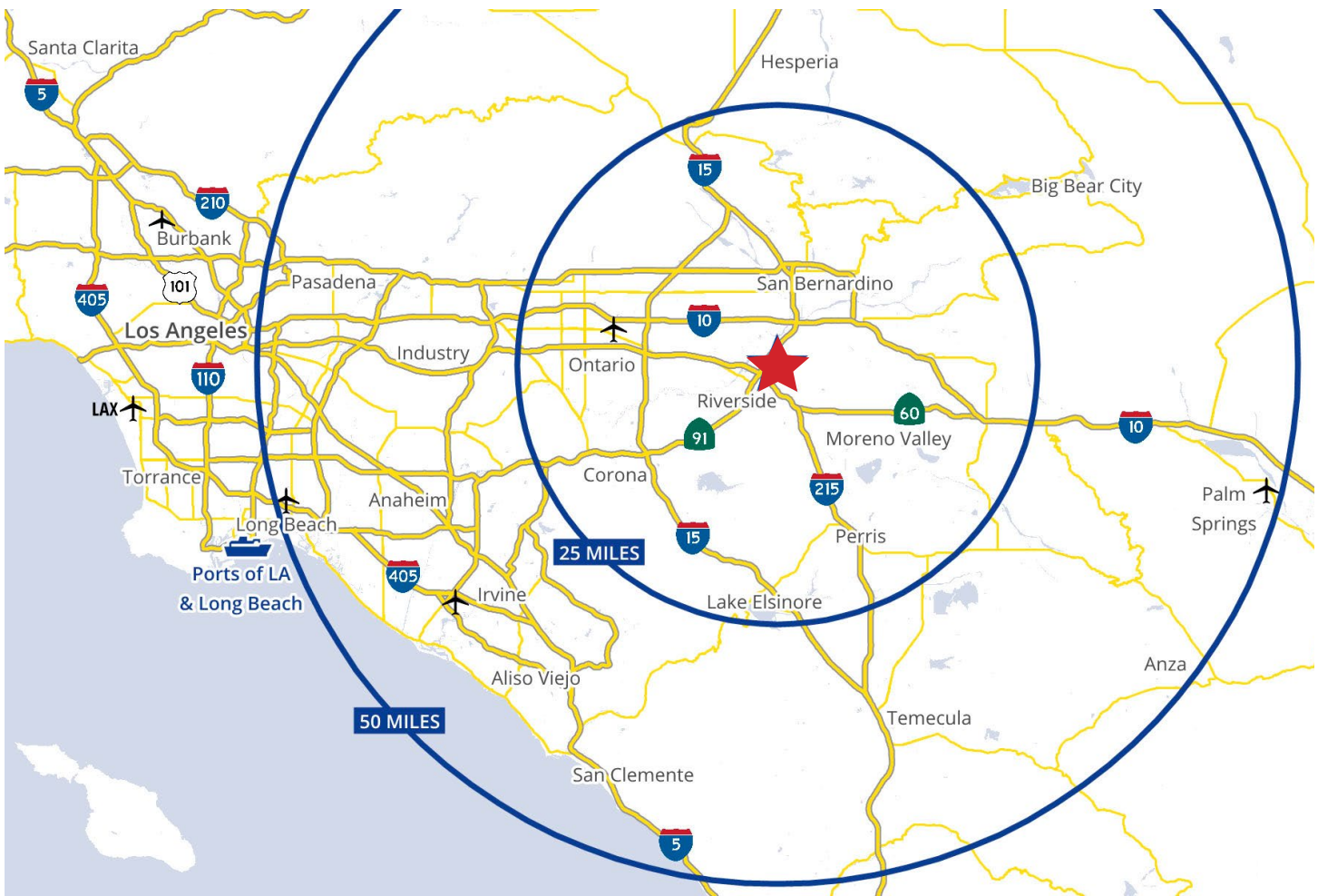
Ian DeVries
Vice Chairman, Colliers
License No. 01019686
949.724.5509
ian.devries@colliers.com

Kyle Kehner, SIOR
Executive VP, Colliers
License No. 01239566
909.702.5472
kyle.kehner@colliers.com

Chris DeVries, SIOR
Executive VP, Colliers
License No. 01867314
949.724.5504
chris.devries@colliers.com

Trevor Wright
Vice President, Colliers
License No. 02130999
909.456.0697
trevor.wright@colliers.com





± 1 MILES TO I-215 FREEWAY
±1.5 MILES TO I-215/60/91 FREEWAY INTERCHANGE
± 10 MILES TO BNSF INTERMODAL YARD



±67 MILES TO THE PORTS
OF LOS ANGELES & LONG BEACH



±10 MILES TO SAN BERNARDINO INTL AIRPORT
±17 MILES TO ONTARIO INTL AIRPORT
±71 MILES TO LOS ANGELES INTL AIRPORT

Marlborough Trade Center



Ian DeVries
Vice Chairman, Colliers
License No. 01019686
949.724.5509
ian.devries@colliers.com

Chris DeVries, SIOR
Executive VP, Colliers
License No. 01867314
949.724.5504
chris.devries@colliers.com

Kyle Kehner, SIOR
Executive VP, Colliers
License No. 01239566
909.702.5472
kyle.kehner@colliers.com

Trevor Wright
Vice President, Colliers
License No. 02130999
909.456.0697
trevor.wright@colliers.com