FOR LEASE

+/- 39,114 SF

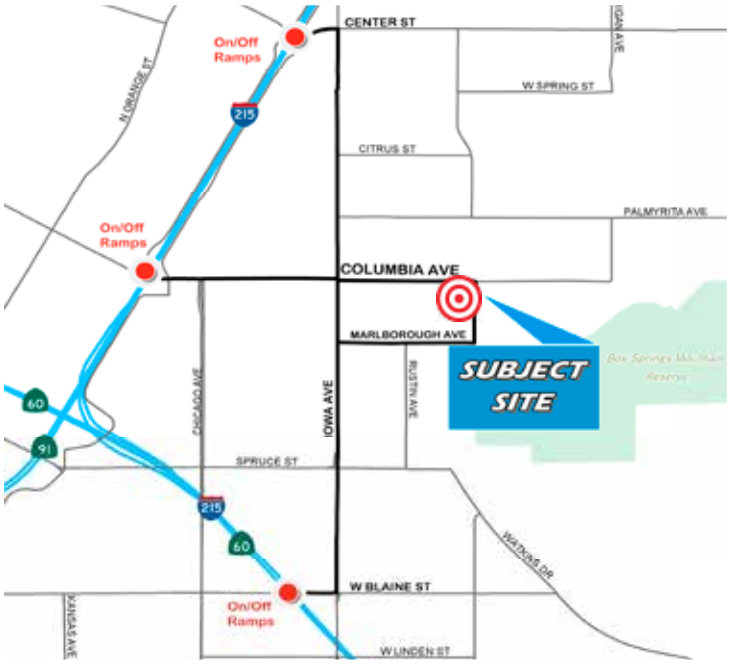
EXPANDABLE TO +/- 81,998 SF

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, Cibaria & Evergreen

* *features to be independently verified*



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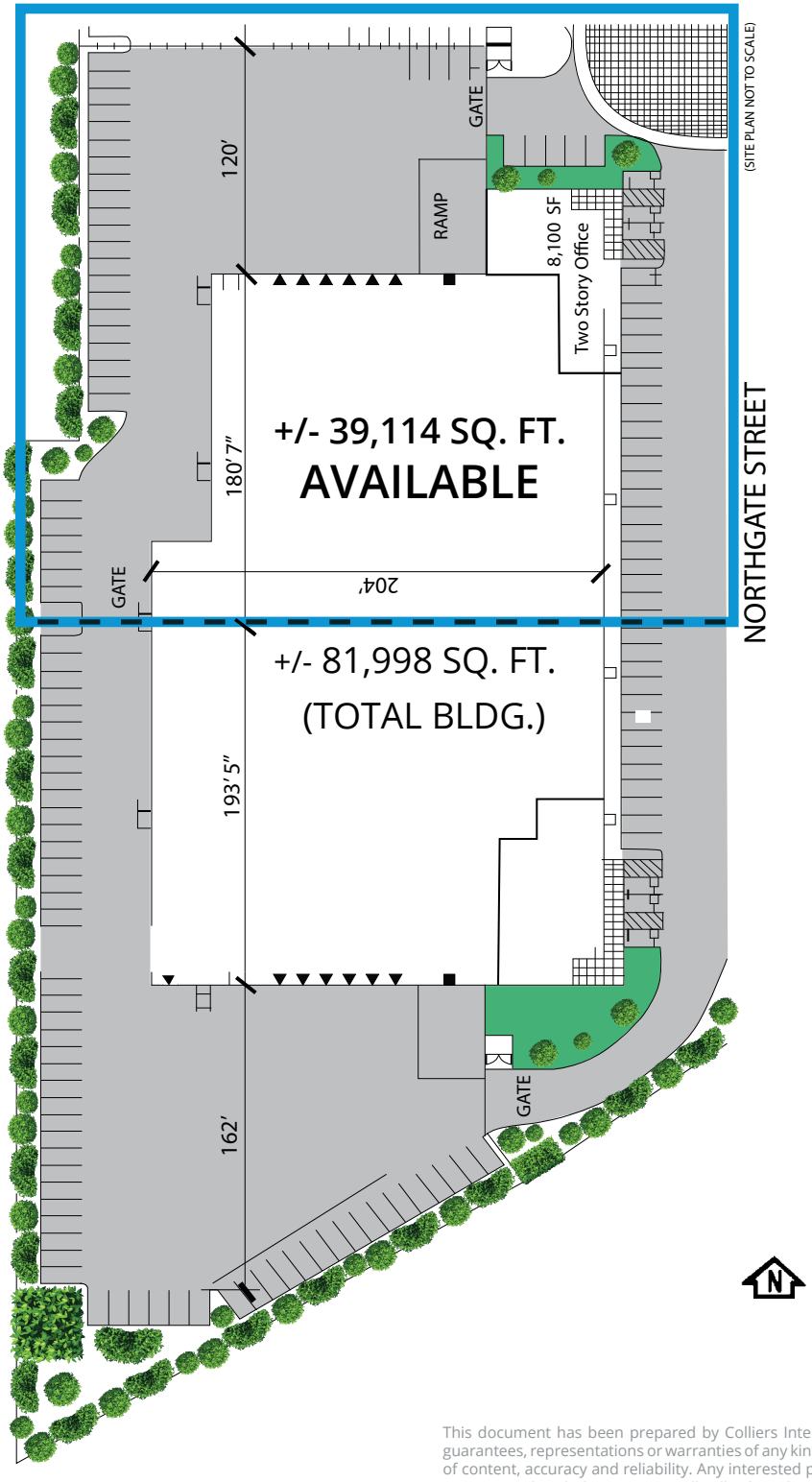

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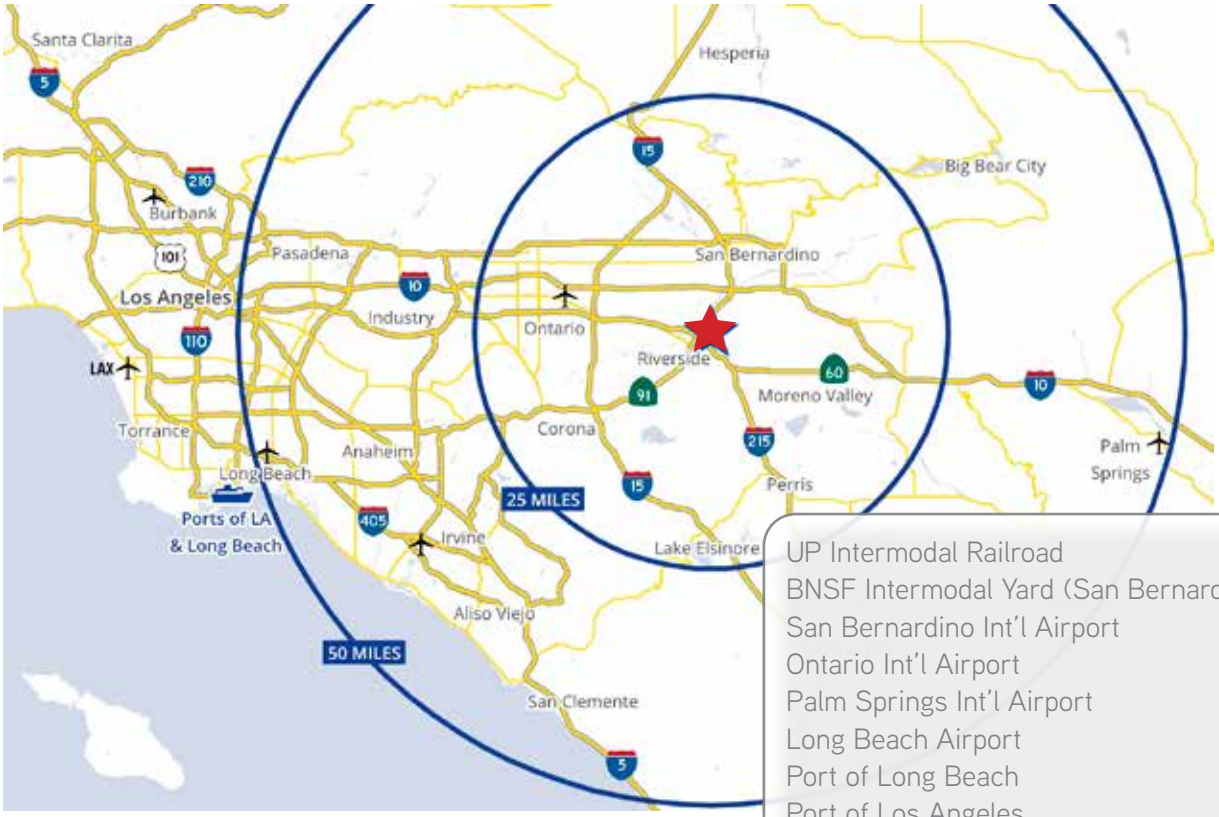

UP Intermodal Railroad	**7 miles**
BNSF Intermodal Yard (San Bernardino)	**9 miles**
San Bernardino Int'l Airport	**12 miles**
Ontario Int'l Airport	**17 miles**
Palm Springs Int'l Airport	**56 miles**
Long Beach Airport	**56 miles**
Port of Long Beach	**66 miles**
Port of Los Angeles	**67 miles**
Los Angeles Int'l Airport	**71 miles**

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