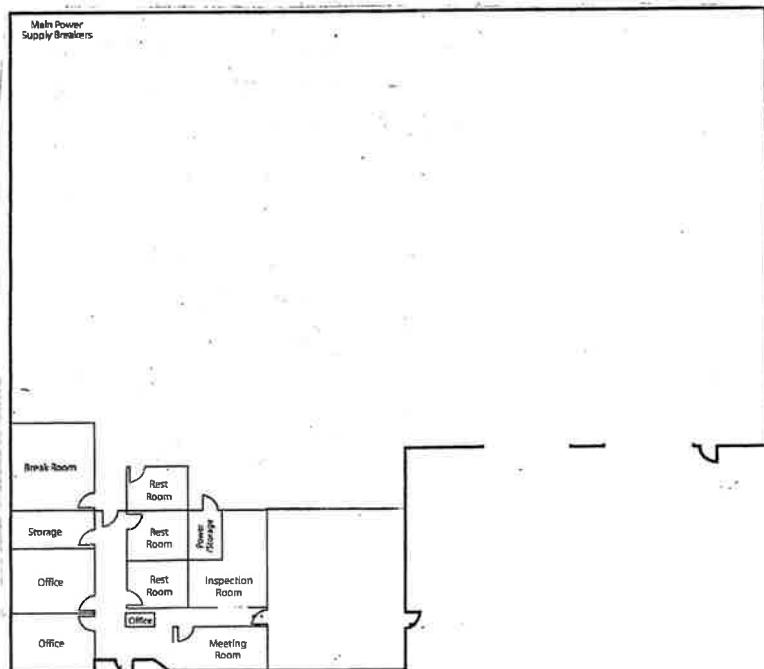


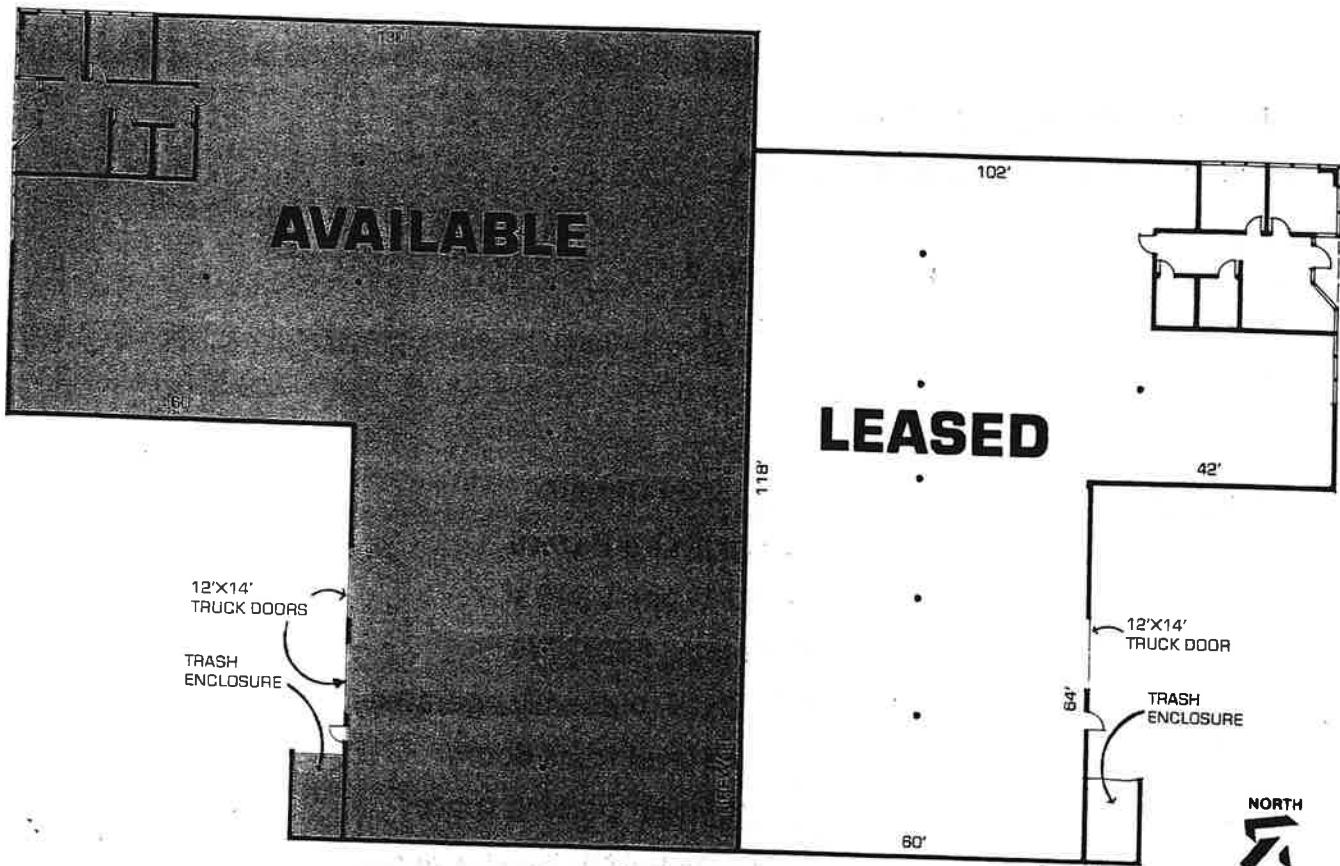
**Riverside Business Center**  
**11740 Sterling Avenue, Riverside, CA**

Rentable Area	13,730 sf
Office Area	2,000 sf
Clear Height	17'
Truss Clearance	16'
Span	Clear Span Design
Sprinklered	Group III Ord Hazard .21 GPM per 1,500 sf
Electrical	800 amps, 480/277v
Loading	(2) 12'x14' manually operated ground level truck doors
Parking	26 off-street parking spaces
Secured Yard Area	Based on tenant parking needs, a portion of the enclosed parking area could be utilized for secured storage.
Rental Rate	\$1.30/sf plus \$0.10/sf building operating costs <b>Sublease through 09/30/27. Landlord may consider new direct lease with qualified tenant.</b>
Zoned	BMP

Contact: Todd Peterson  
Wilson Property Services, Inc.  
(951) 689-2301  
[tpeterson@wilsonps.net](mailto:tpeterson@wilsonps.net)  
CA BRE #00829137



## **FLOOR PLAN**



**Building 14**  
11740 Sterling Ave.  
13,730 Square Feet

**Building 15**  
11730 Sterling Ave.  
9,308 Square Feet

