

# FOR SALE / LEASE

## CLASS A INDUSTRIAL BUILDING

### ±400,000 SQ. FT.

# SYCAMORE HILLS DISTRIBUTION CENTER

1304 E. ALESSANDRO BOULEVARD | RIVERSIDE, CA



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## PROPERTY HIGHLIGHTS

BUILDING AREA	±400,000 SF
OFFICE AREA	±3,068 SF
CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	2,000 AMP, 277/480 VOLTS (4,000 AMP UGPS)
GL DOORS	4 GROUND LEVEL DOORS (12' X 14')
DH DOORS	88 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±130'- ±240' SECURED TRUCK COURT
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	388 AUTO STALLS
TRAILER STALLS	110 TRAILER PARKING STALLS
SECURED YARD	YES
SOLAR ARRAY	88 KWDC

Q1 2025 DELIVERY  
FOR SALE OR LEASE



**MARIO CALVILLO**  
mcalvillo@leeriverside.com  
D 951.276.3657  
DRE# 01911573

**BILL HEIM**  
bheim@lee-assoc.com  
D 909.373.2901  
DRE# 00776174

**FINN COMER**  
fcomer@leeriverside.com  
D 951.276.3618  
DRE# 00789864

**MICHAEL CHAVEZ**  
mchavez@lee-assoc.com  
D 909.373.2900  
DRE# 00929693

**ALEX HEIM**  
aheim@lee-assoc.com  
D 909.373.2701  
DRE# 01945521

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

DEVELOPED BY:

**ROCKEFELLER  
GROUP**



CLASS A INDUSTRIAL BLDG  
±400,000 SQ. FT.

## CONTACT INFORMATION

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mcalvillo@leeriverside.com  
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LEASING BY:

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

3535 INLAND EMPIRE BOULEVARD, ONTARIO, CA  
(909) 989-7771  
CORPORATE ID 00976995

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## SYCAMORE BUSINESS PARK

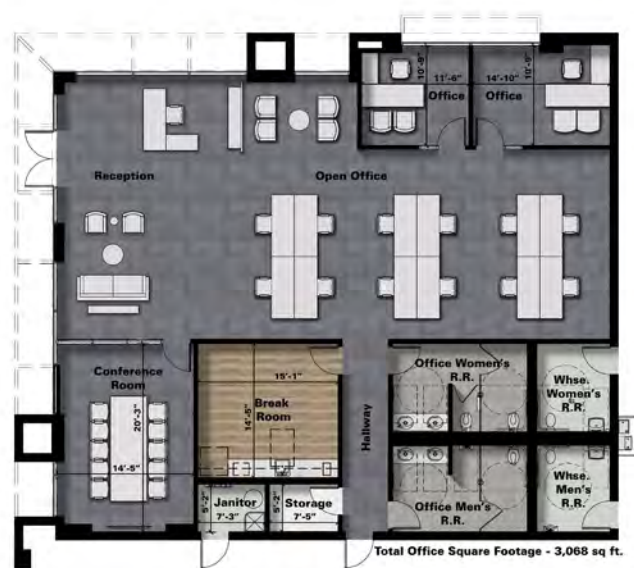
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OFFICE PLAN FOR BUILDING A



FLOOR PLAN