

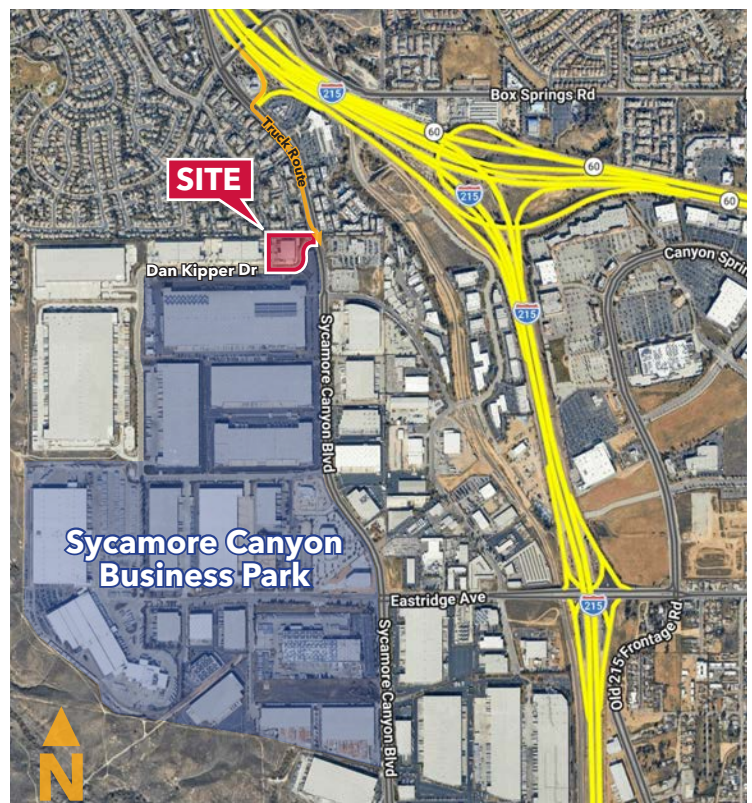
FOR LEASE | 36,302 SF FREESTANDING INDUSTRIAL BLDG

1780 DAN KIPPER DRIVE, RIVERSIDE, CA 92507



PROPERTY HIGHLIGHTS

- Freestanding Building within CT Sycamore Center Industrial Park
- Built in 2016
- Street Frontage on Sycamore Canyon Blvd.
- Fenced Concrete Yard (±2.65 acre lot)
- 4 Loading Docks, 4 Pit Levelers
- 1 Ground Level Door
- 1,200 Amps. 277/480V Electrical Service
- 26' Clearance
- LED Lights
- ESFR Sprinkler System
- 113' Truck Court
- Drive Around Capability
- BMP Zoning
- Riverside Power Provides Lower Rates Than SCE
- Great Access to 60 & 215 Freeways
- 67 Parking Spaces
- 3,516 SF Single Story Office Space



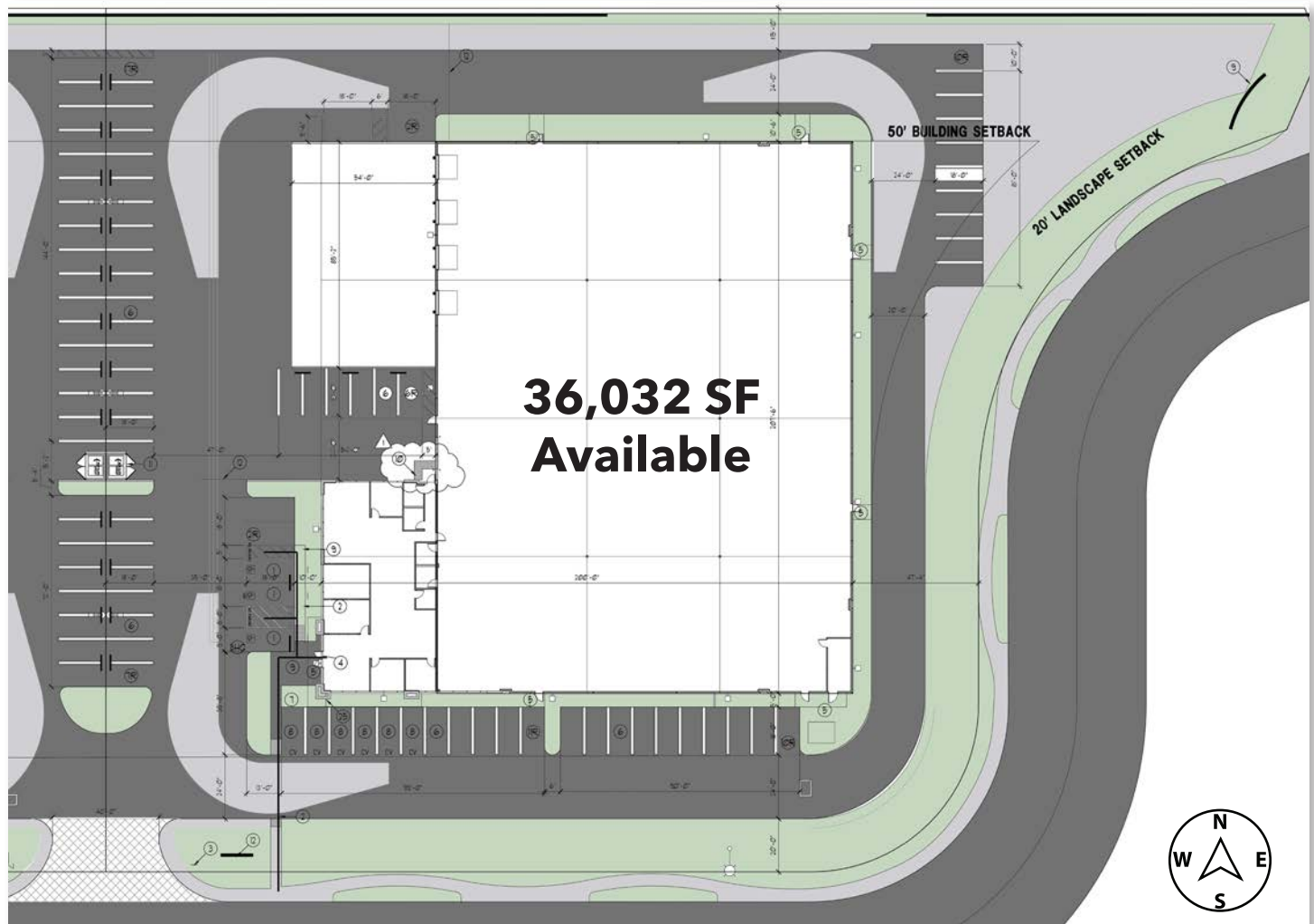
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CORPORATE NEIGHBORS

- Amazon
- Kroger
- Sketchers
- Hot Topic
- Pepsi
- Smart & Final
- Cardinal Health
- Burlington



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