

# FOR SALE OR LEASE | 750 MARLBOROUGH AVE, RIVERSIDE, CA



±326,350 SQUARE FOOT INDUSTRIAL BUILDING



**RYAN MILLER**  
SENIOR VICE PRESIDENT

909.545.8010  
ryanmiller@voitco.com  
Lic. #01843217

**TIM HAWKE**  
FOUNDER & PRESIDENT

951.280.1733  
thawke@stratarealty.com  
Lic. #00880273

**JUAN GUTIERREZ**  
EXECUTIVE VICE PRESIDENT

909.545.8008  
jgutierrez@voitco.com  
Lic. #01777990

**JON LARSON**  
VICE PRESIDENT

909.545.8016  
jlarson@voitco.com  
Lic. #01916089

ANOTHER PROJECT BY:

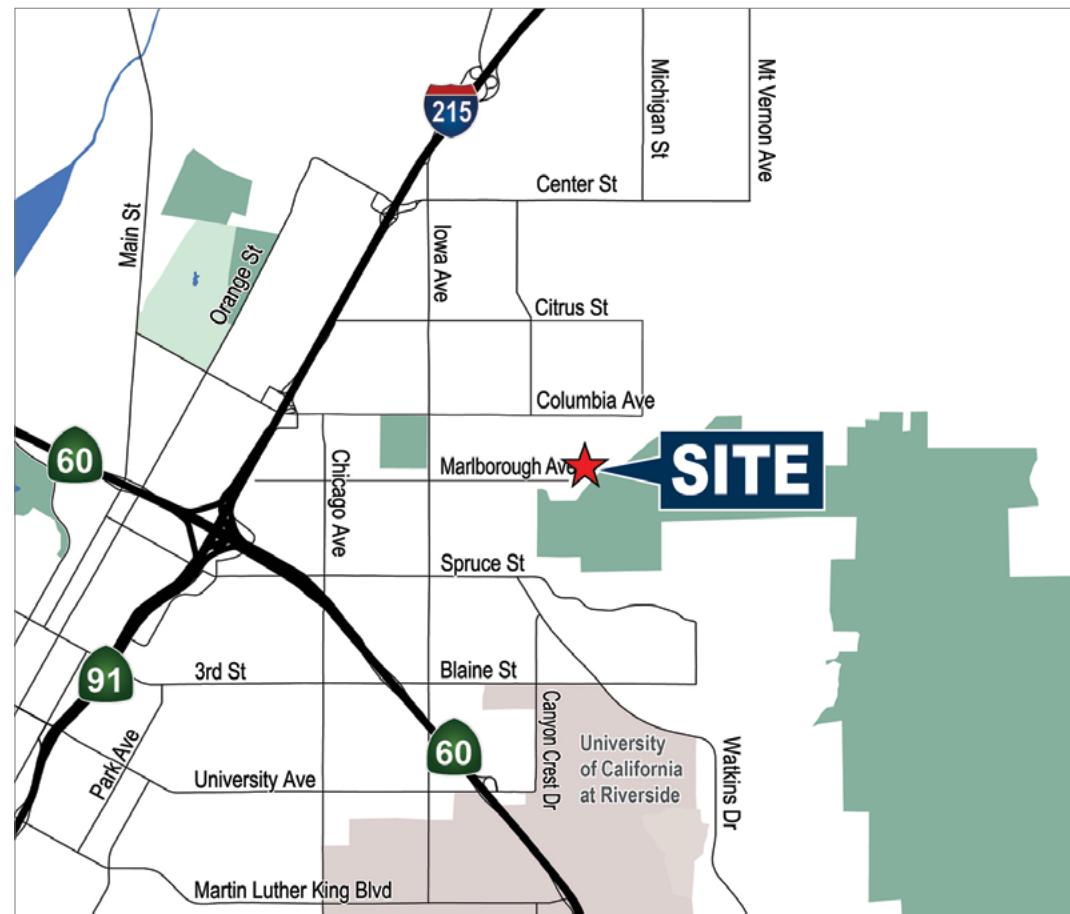


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## PROPERTY FEATURES

- ±326,350 SF Freestanding Industrial Building
- ±9,270 SF Total of Two Story Offices
- Forty (40) Dock High Doors
- Two (2) Ground Level Loading Doors
- 36' Warehouse Clearance
- LED Lighting
- ESFR Sprinkler System
- 185 Foot Truck Court (all concrete)
- 63 Trailer Parking Stalls
- Secured Yard Area
- Easy Access to 91, 60 and 215 Freeways
- Property Website: [www.750marlborough.com](http://www.750marlborough.com)



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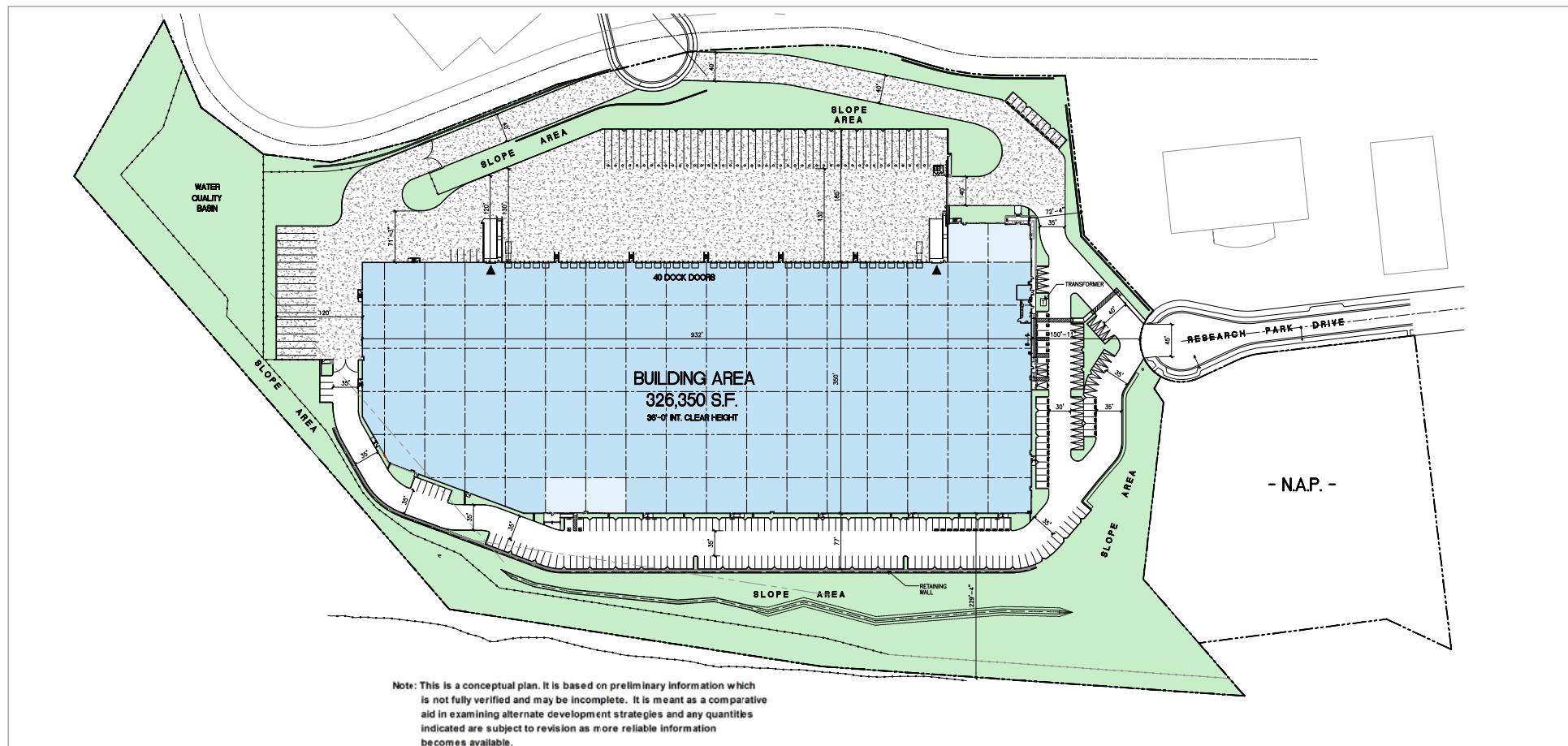
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## CONCEPTUAL SITE PLAN



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## TENANT AERIAL



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3280 E. Guasti Road, Suite 100, Ontario, California 91761 | 909.545.8000 | 909.354.3253 Fax | Lic #01991785 | [www.VoitCo.com](http://www.VoitCo.com)

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