

For Sale or Lease

±242,580 SF | Freeway Frontage

Immediate Occupancy



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MARKETING VIDEO

7105 Old 215 Frontage Rd. Riverside, CA

First 215 Logistics, which is part of Sycamore Canyon Business Park and located in the City of Riverside, is ideally positioned for lease to corporate users looking to expand or relocate their operations within the Inland Empire East and more specifically at the crossroads of the 60/215 interchange. Sycamore Canyon Business Park consists of approximately 10 Million square feet of industrial buildings with national credit tenant's such as **Big 5 Sporting Goods**, **Ross Dress for Less**, **Ralph's Super Market**, **MBM Corporation**, **Pepsi Company** and **World Kitchen**. **First 215 Logistics** consist of a 242,580 SF Class A industrial building featuring Great Freeway Visibility, 32' clear heights, 240' to 354' all concrete truck-court and ESFR sprinkler system.

Highlights

Available Space:	±242,580 SF
Office:	±5,600 SF Total (Includes ±2,500 SF Mezzanine)
Land Area:	±13.42 Acre Site
Ceiling Space:	32' Clearance Height
Sprinkler System:	ESFR Sprinkler System
Loading	27 Dock High Doors (9'x10') 1 Ground Level Door (12'x14')
Trailer Parking:	67 Stalls (14'x53')
Car Parking:	175 Spaces
Electrical:	2,000 AMPS, 277/480 Volt Power
Truck-Court	240' - 354' "All Concrete"



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Site Plan

Broker Contact

Finn Comer | BRE#: 00789864 // 951.276.3618 | fcomer@lee-associates.com



Owner Contact

310.321.3810

rmcclean@firstindustrial.com

Eric Hassett

310.321.3820

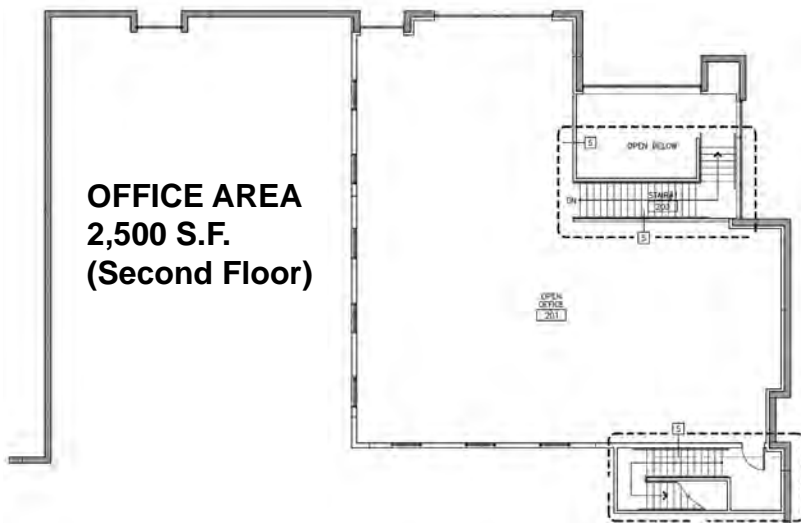
ehassett@firstindustrial.com



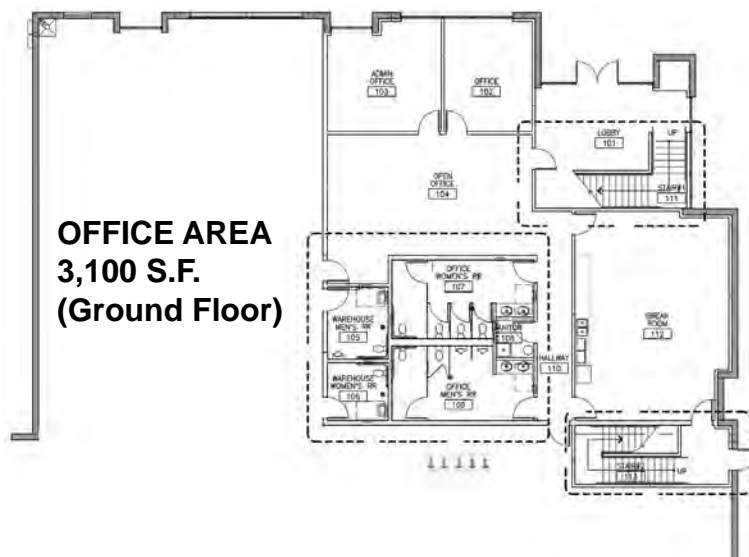
www.firstindustrial.com

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**OFFICE AREA
2,500 S.F.
(Second Floor)**



OFFICE AREA
3,100 S.F.
(Ground Floor)



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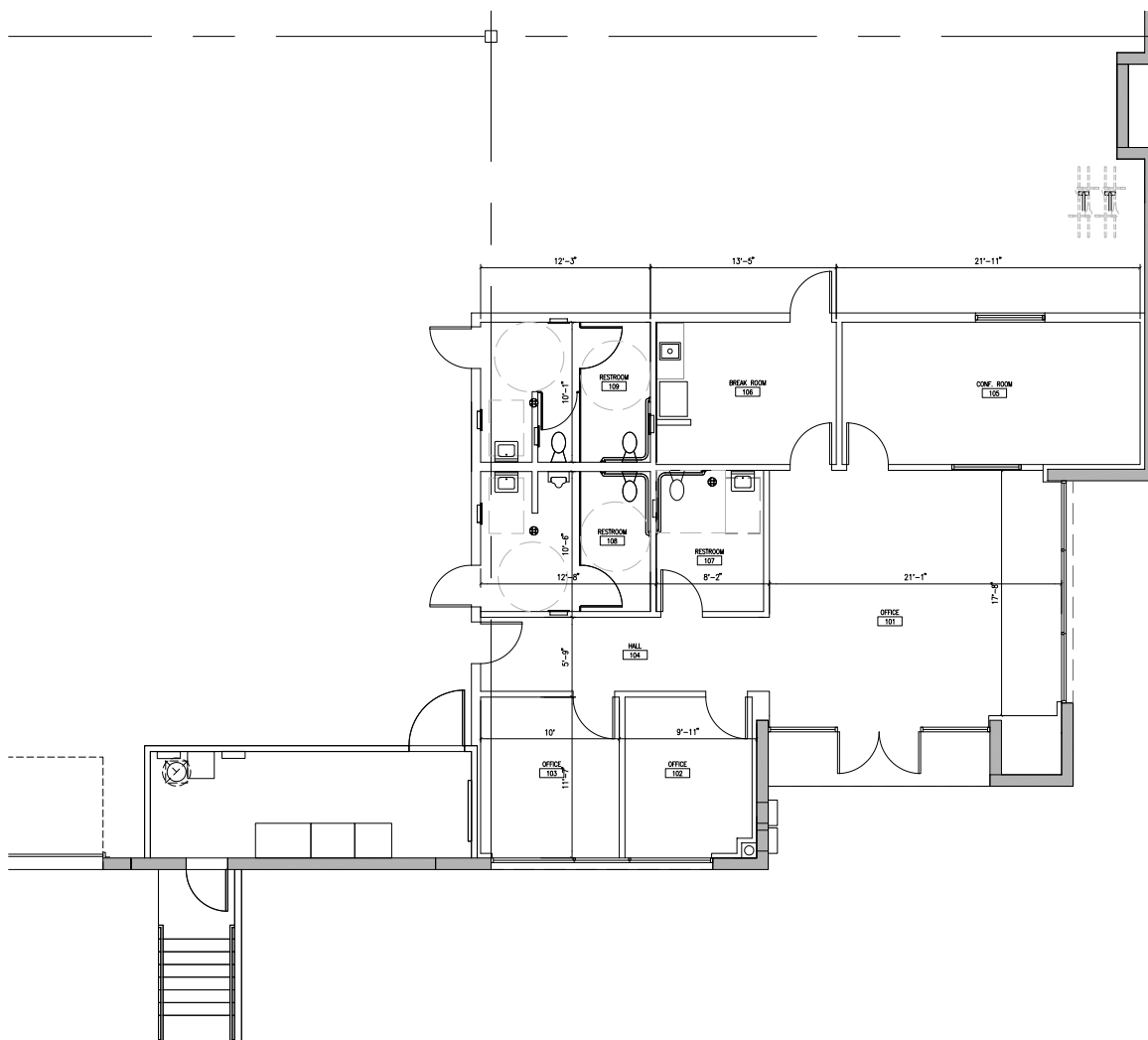
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Lee & Associates Commercial Real Estate Services, Inc. - Riverside 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055 No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Warehouse Office Layout (North East Side)



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Close Up Photo



Additional Photo

