

# FOR LEASE

**+/- 39,114 SF**

**EXPANDABLE TO +/- 81,998 SF**



## 940 COLUMBIA AVENUE, RIVERSIDE

### Building Highlights

- > +/- 39,114 SF Industrial Warehouse Space
- > Expandable to the Larger 81,998 SF Industrial Building
- > +/- 8,100 SF two-story Office Space (4,165 1st Floor, 3,935 SF Mezzanine)
- > Rare Crossdock Building in Prestigious Hunter Park
- > ESFR Fire Sprinkler System
- > 28' Warehouse Clearance
- > 6 DH Doors, 3 w/ Pit Levelers and 1 w/ Edge of Dock Levelers (unit A)
- > 1 Drive in Grade Level Door
- > Secured Concrete Truck Court
- > 600 Amps of Power (separately metered)
- > City of Riverside [Favorable Utility Rates](#) Easy Access to I-215, 60 and 91 Freeways
- > High Profile Corporate Neighbors: Walmart, Nordstrom, Sabert Plastics, TM Cobb, Bourns, Cibaria & Evergreen
- \*features to be independently verified



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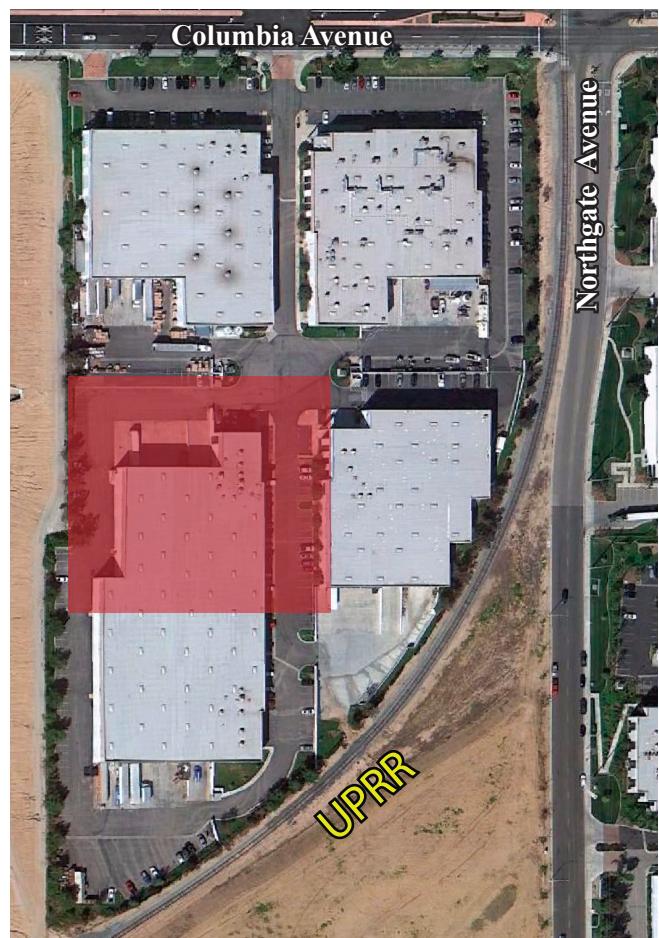
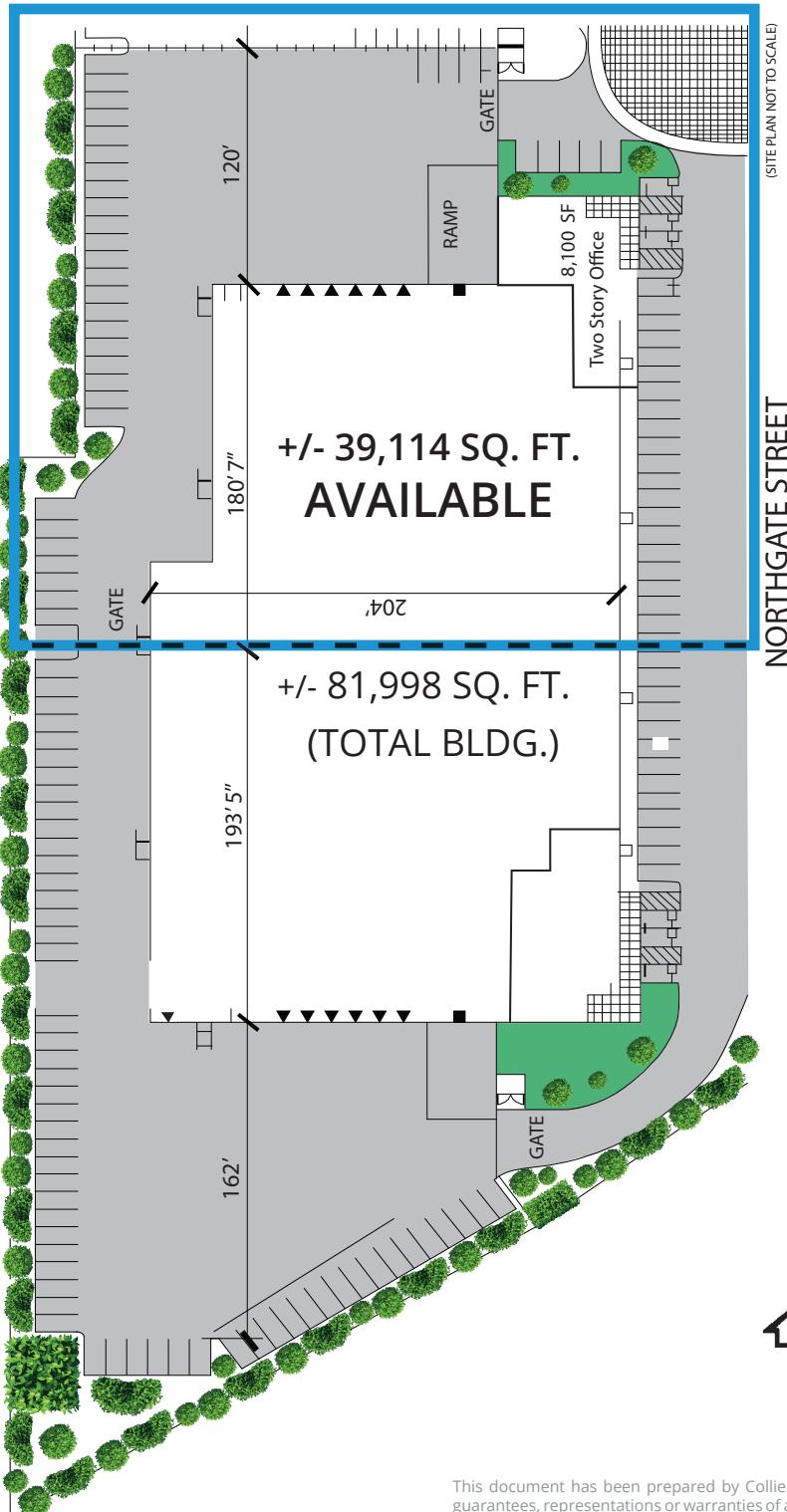
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+/- 39,114 SQUARE FEET FOR LEASE



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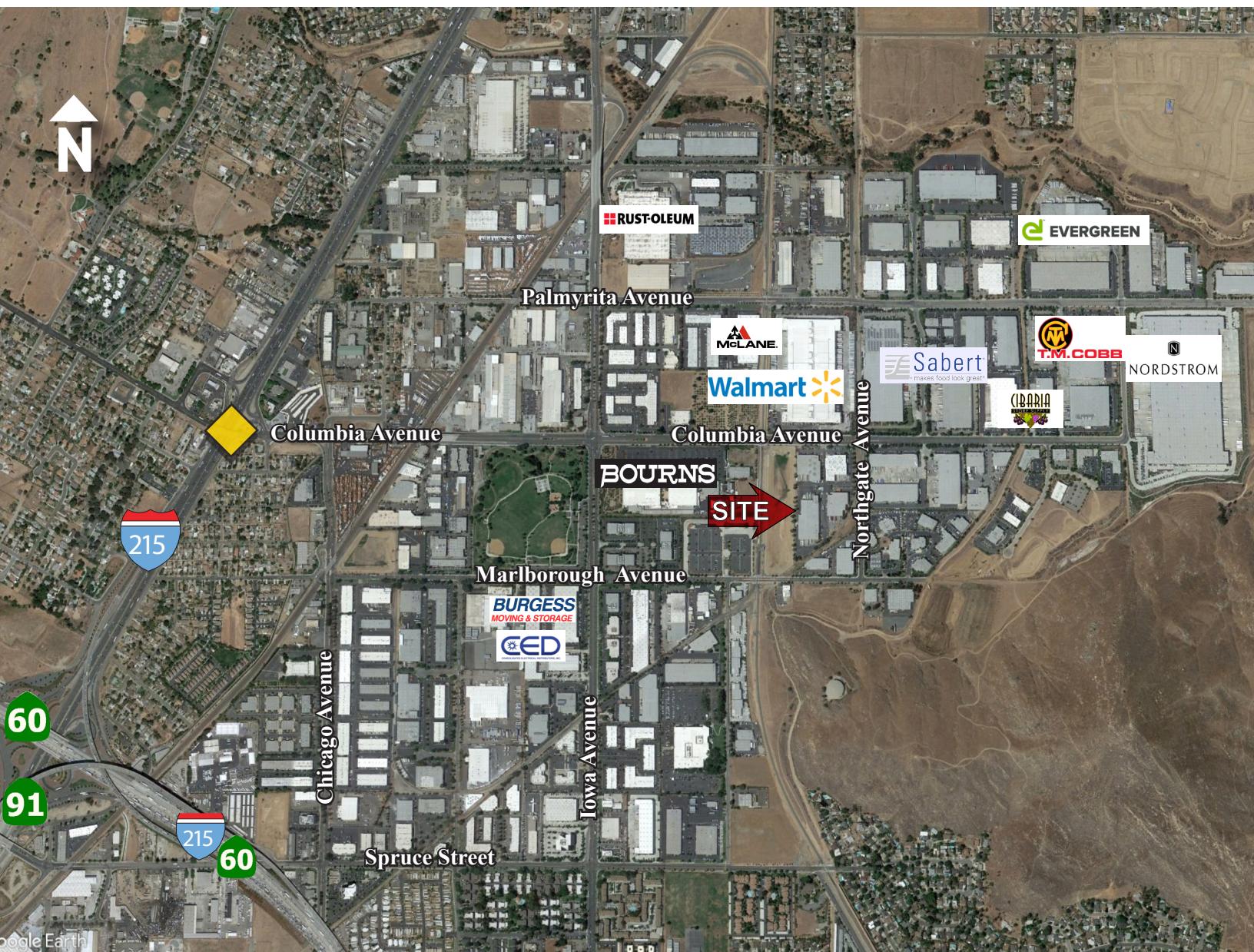
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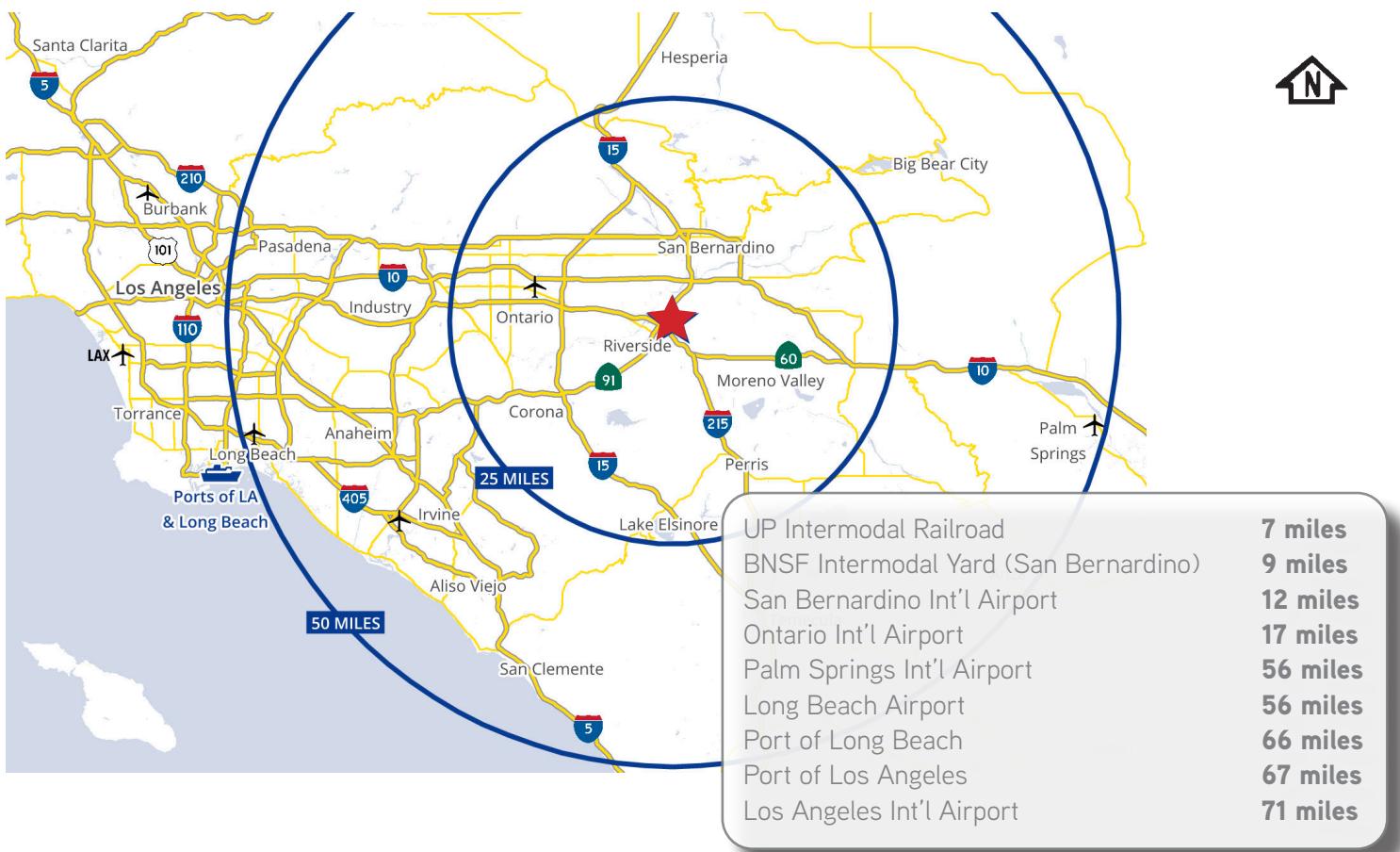
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