



CODY LERNER, SIOR

Principal CA License No. 01994966 951.267.2752 cody.lerner@avisonyoung.com

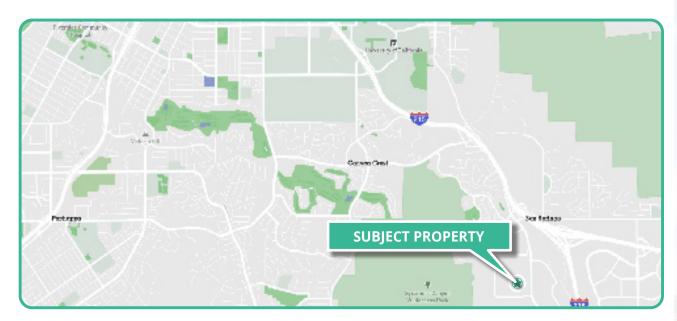
KAMERON GRAYLEE

Associate
CA License No. 02151132
951.267.2757
kameron.graylee@avisonyoung.com

AVISON YOUNG

Inland Empire 3281 E. Guasti Rd, Suite 700 Ontario, California 91761 avisonyoung.us





PROPERTY OVERVIEW

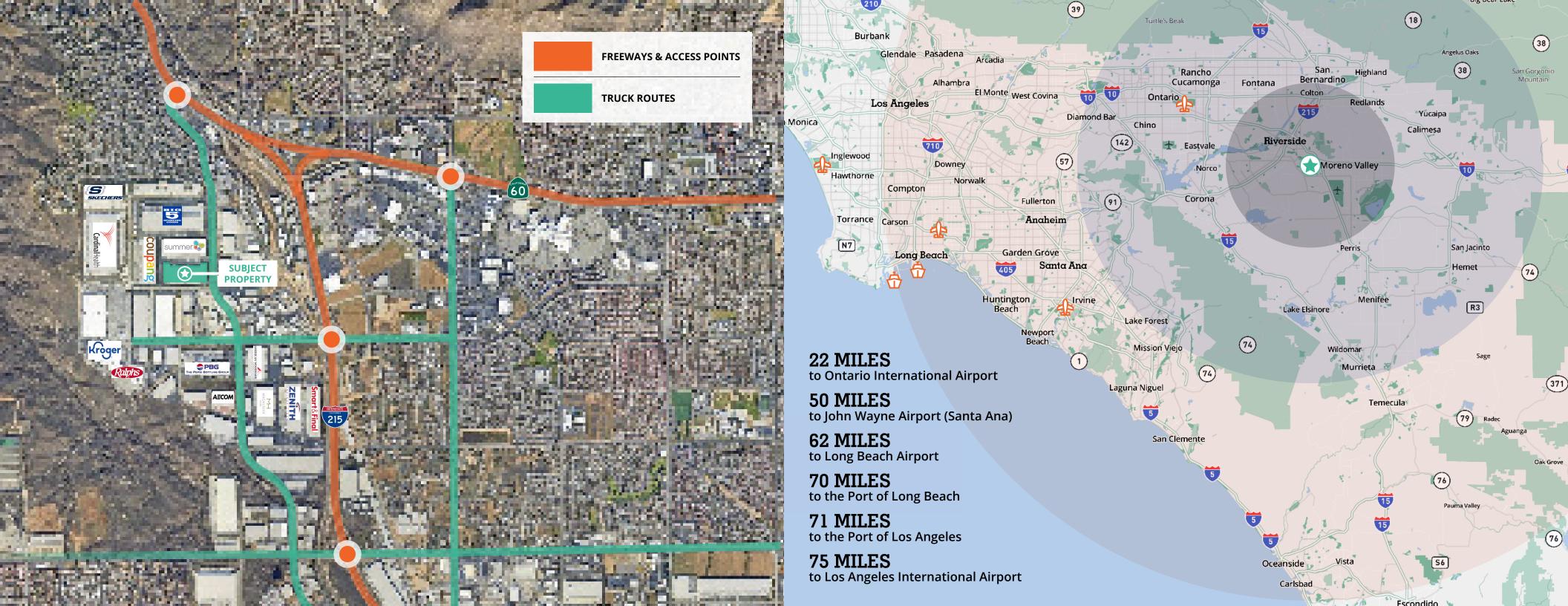
BUILDING AREA:	162,262 SF
LEASE RATE:	REDUCED \$0.80 / PSF Gross *Electric potentially included in rate, Please inquire*
SUBLEASE TERM:	Through July 31st, 2028
YEAR BUILT:	2008
OFFICE AREA:	775 SF
CEILING HEIGHT:	30' Minimum Clearance
DRIVE-IN DOORS:	2 Ground Level Ramp Loading Doors
DOCK HIGH DOORS	38 Total
WAREHOUSE LIGHTING:	LED
FIRE SPRINKLERS:	ESFR (K17 @ 52PSI)

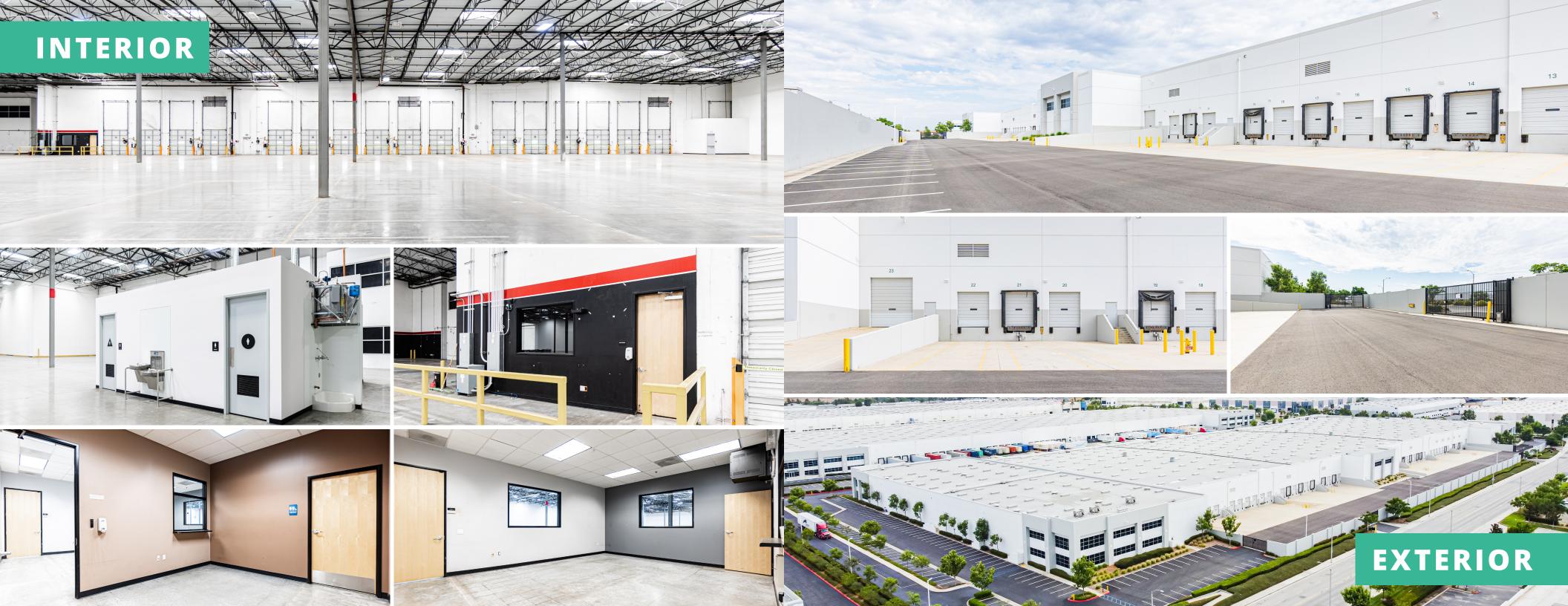
HIGHLIGHTS

- Ideal location with immediate access to the I-215 and the CA-60 freeway

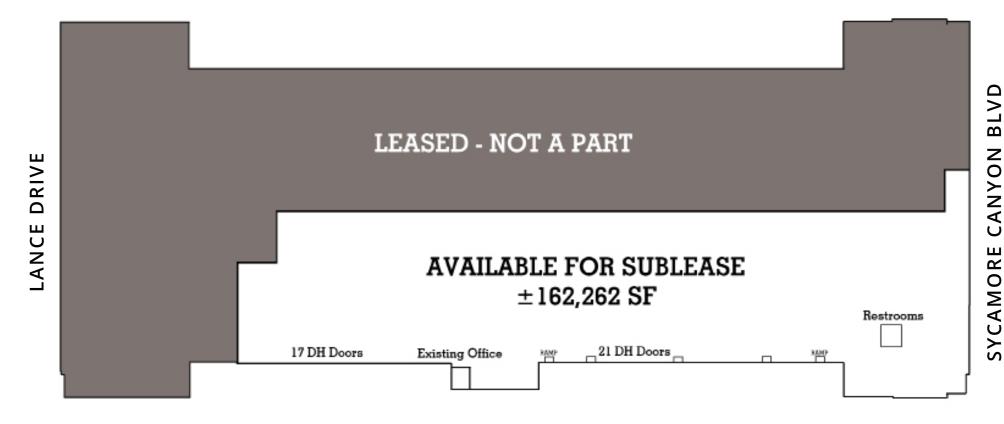
- Fully secured truck court area
 Newly constructed bathrooms
 16 load levelers (8 with mechanical pit levelers, shelters, dock locks & swing arm combo light/fans)







FLOOR PLAN



SIERRA RIDGE DRIVE



6335 SYCAMORE CANYON BLVD, RIVERSIDE, CA

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