

162,262 SF Industrial Warehouse

6335 Sycamore Canyon Blvd, Riverside, CA

NOT A PART

FOR SUBLEASE

Get in
touch.

CODY LERNER, SIOR

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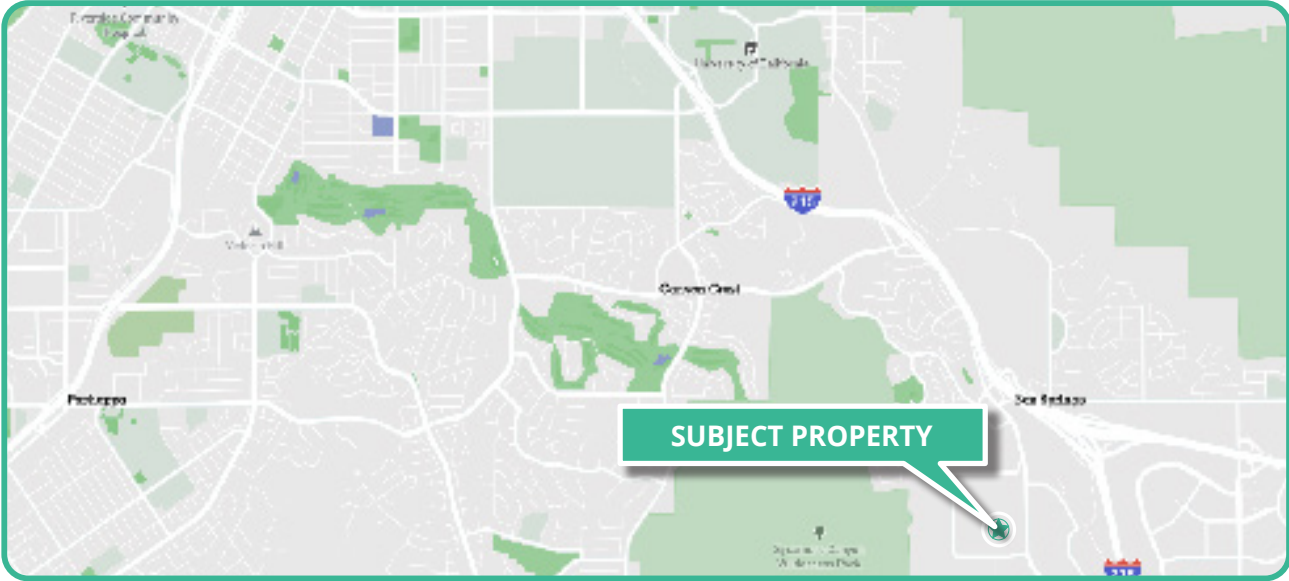
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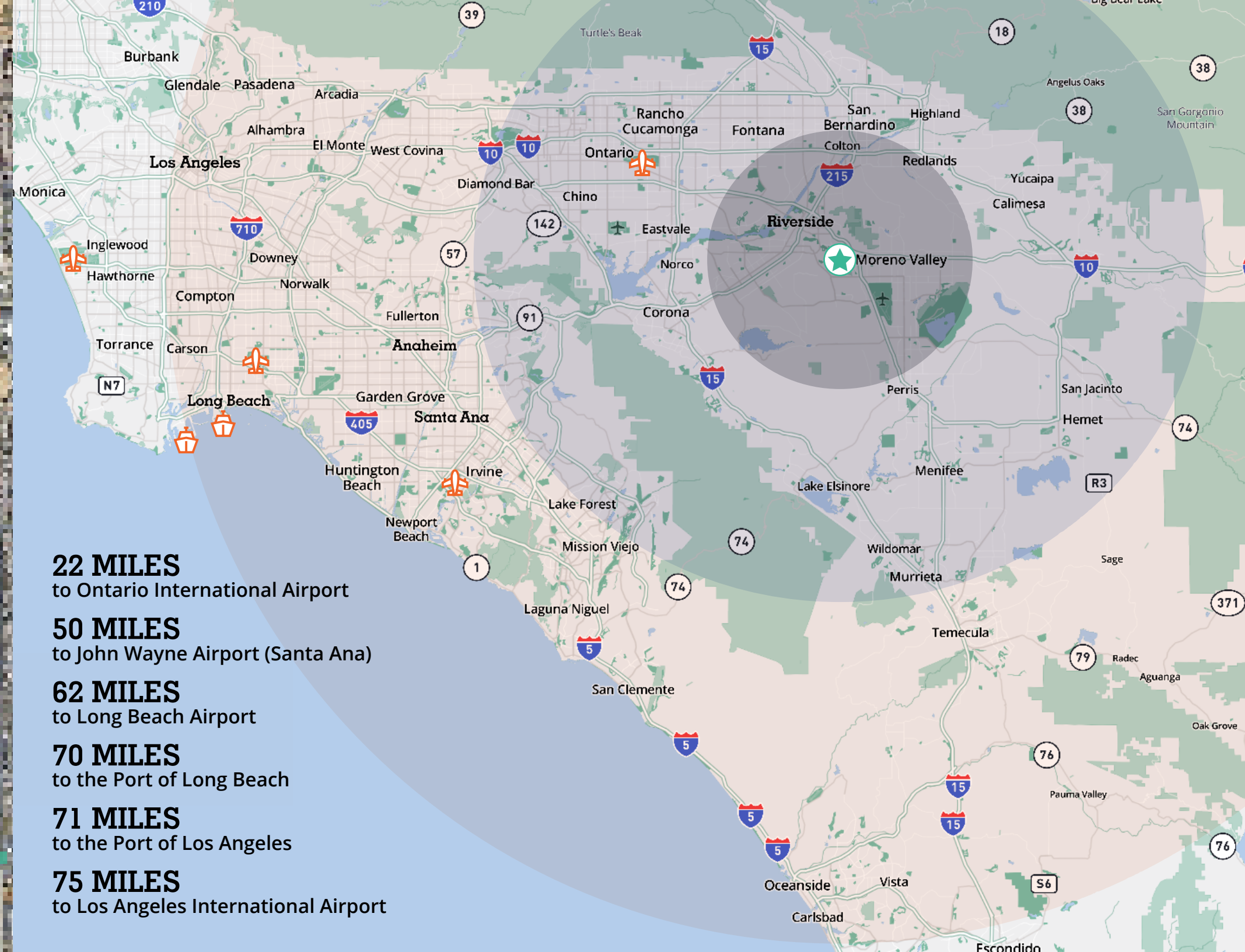
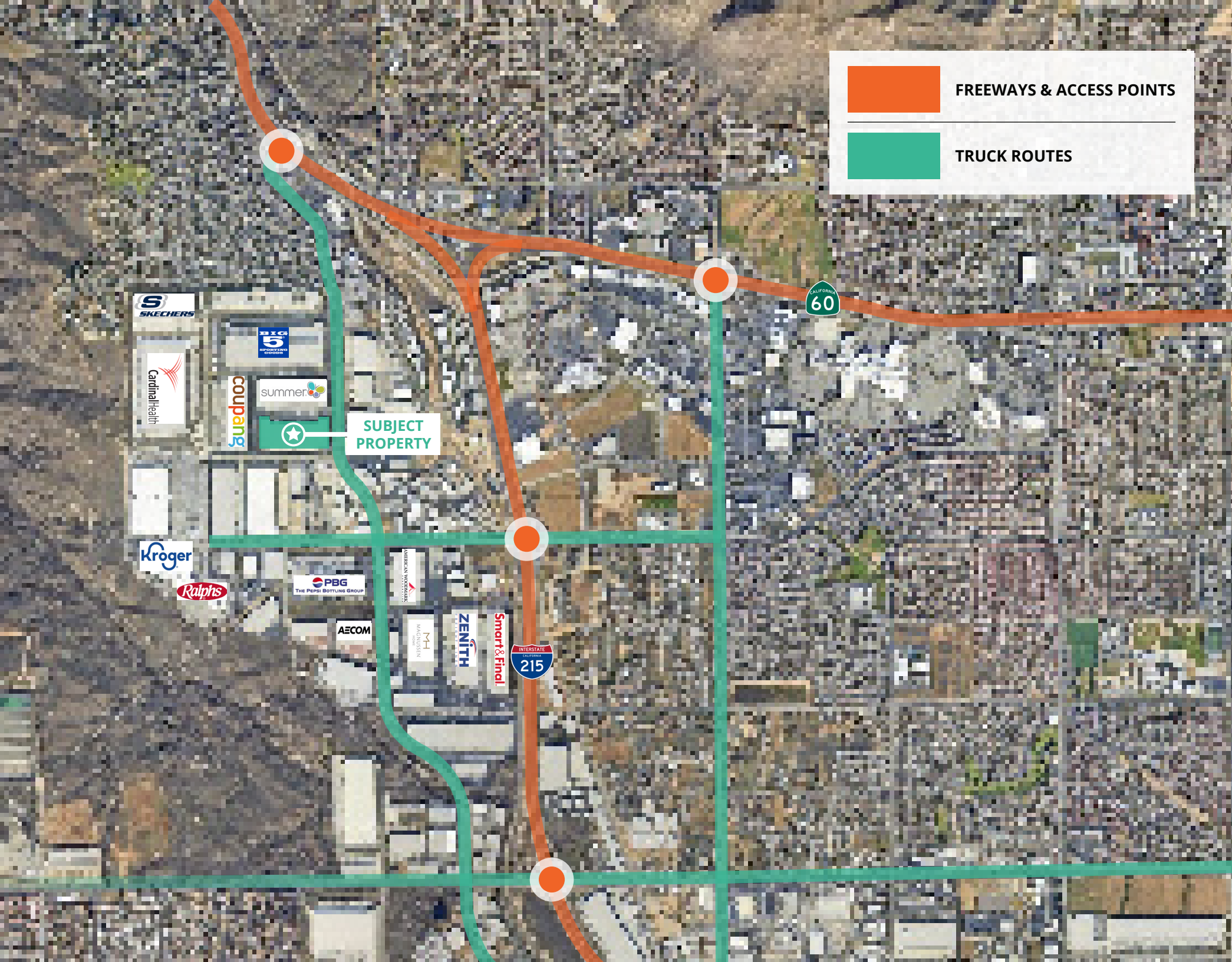
PROPERTY OVERVIEW

BUILDING AREA:	162,262 SF
LEASE RATE:	REDUCED \$0.80 / PSF Gross <i>*Electric potentially included in rate, Please inquire*</i>
SUBLEASE TERM:	Through July 31 st , 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

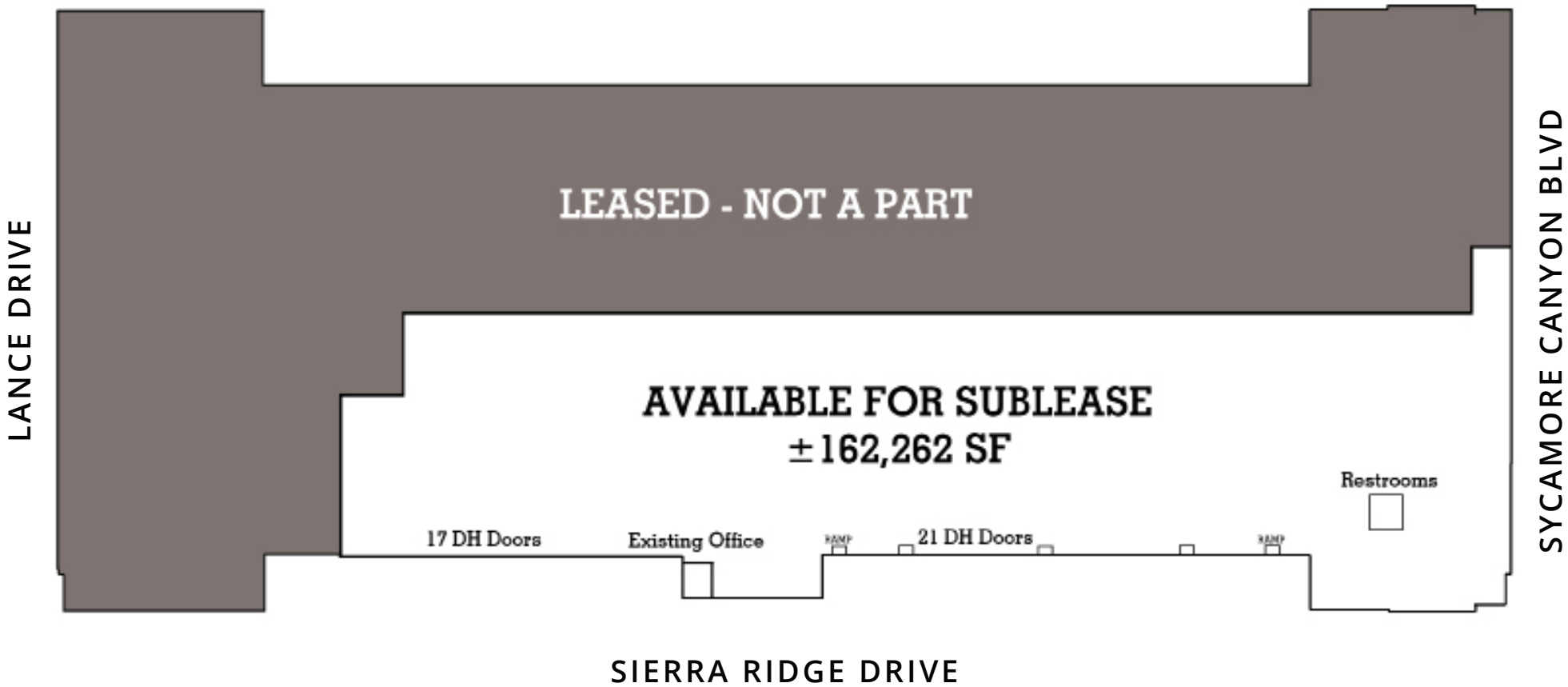
- Ideal location with immediate access to the I-215 and the CA-60 freeway
- Fully secured truck court area
- Newly constructed bathrooms
- 16 load levelers (8 with mechanical pit levelers, shelters, dock locks & swing arm combo light/fans)







FLOOR PLAN



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