

# ±13,311 SF AVAILABLE FOR SALE/LEASE

14080 Meridian Pkwy, Riverside, CA - Bldg. 4

**LEE & ASSOCIATES**

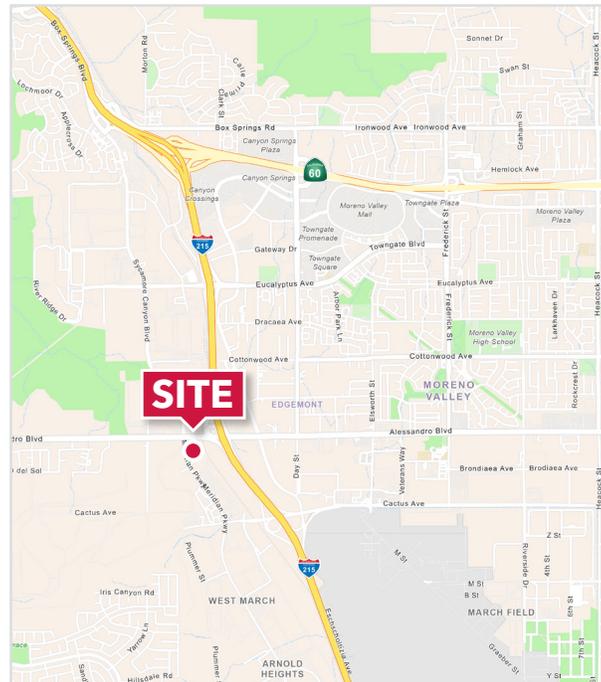
COMMERCIAL REAL ESTATE SERVICES

**AVAILABLE  
UPON  
CLOSING**



## PROPERTY HIGHLIGHTS

- ±13,311 SF Total Building
- ±1,146 SF Office Area
- Fenced/Secured Yard Area
- One (12' x 14') GL Door
- One (1) Warehouse Restroom
- One (1) Office Restroom
- ESFR Sprinklers - .45/3,000 @ 10.33 PSI (to be verified)
- BP Zoning (to be verified)
- Excellent FWY Access at Alessandro
- High-End Office Build-Out
- Park Includes Association
- 400 Amps Power
- Constructed 2018
- Existing Approved Boat Sales & Storage CUP (transfer subject to County Approval)



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Corporate DRE#: 01048055  
www.lee-associates.com

**R. MARIO CALVILLO | 951.276.3657 | MCALVILLO@LEERIVERSIDE.COM | DRE#: 01911573**

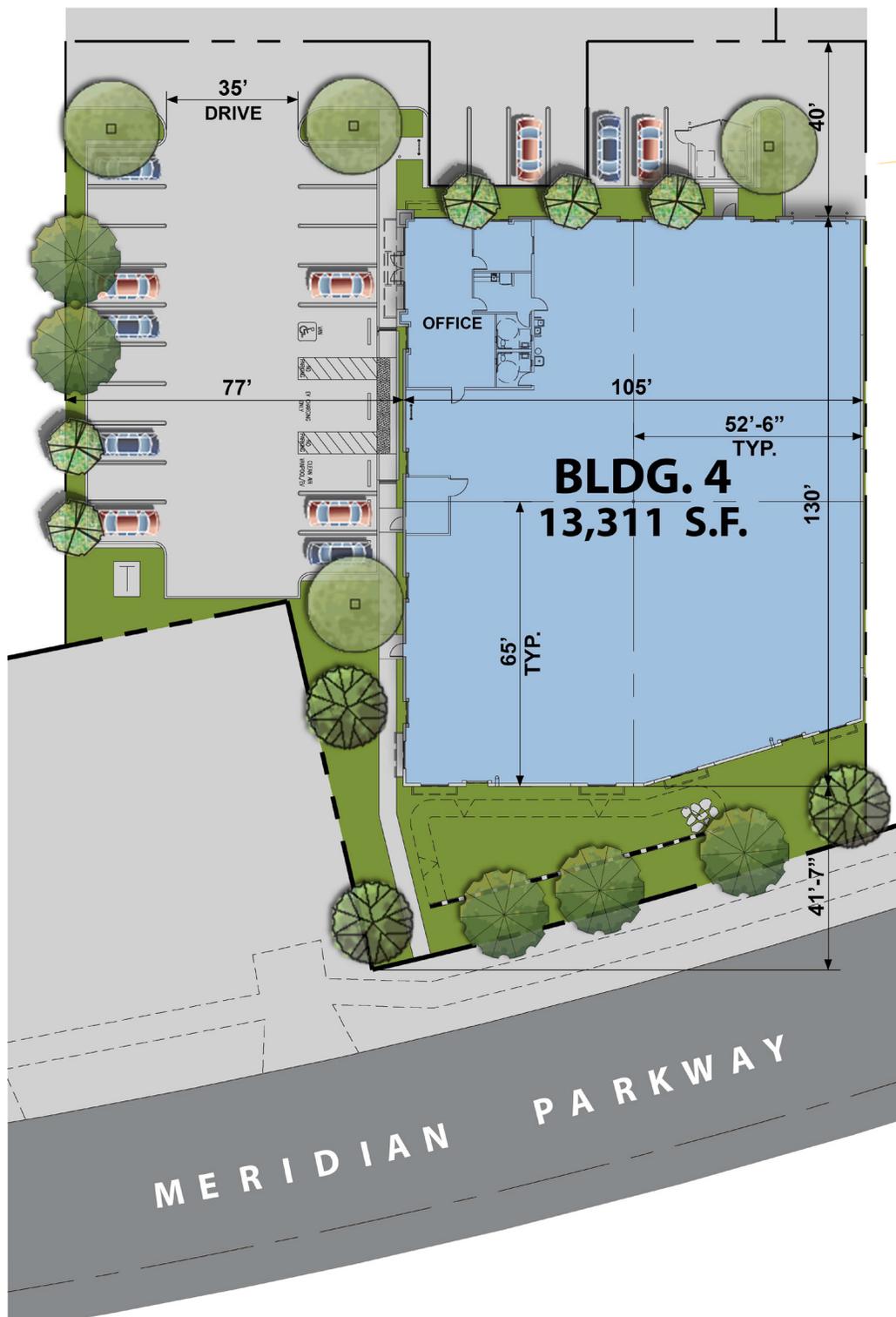
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March Air Reserve Base

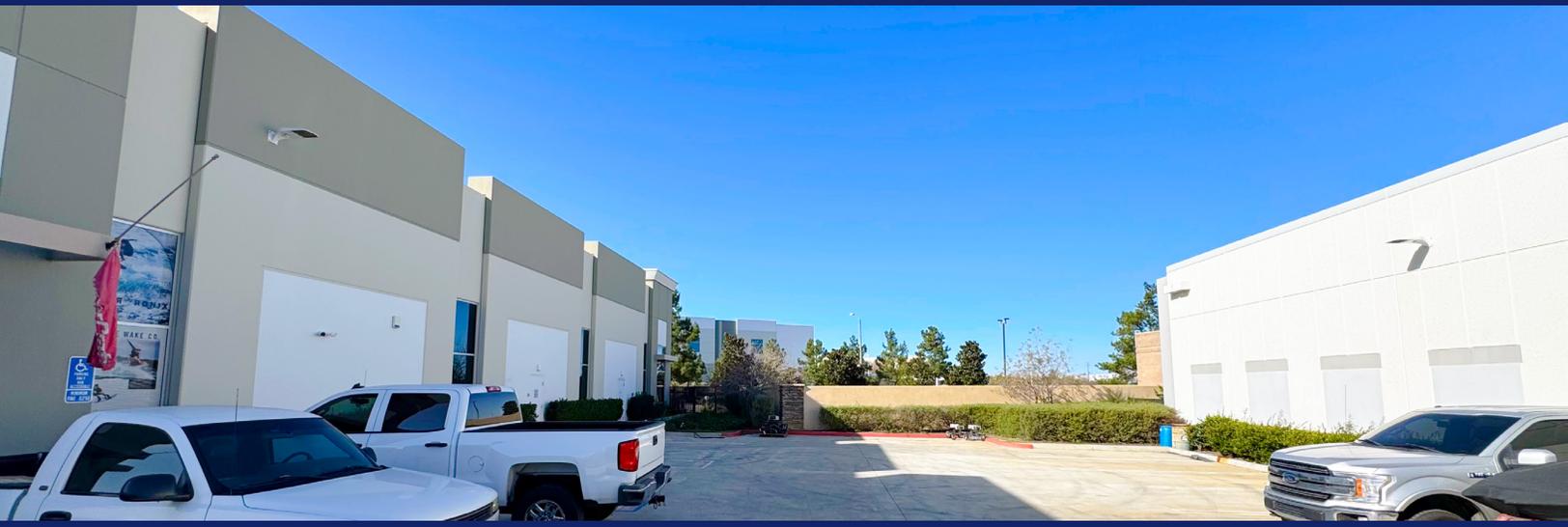


METROLINK®

SUBJECT PROPERTY

Meridian Pkwy

Alessandro Blvd



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