

# FALCON BUSINESS PARK

14528 MERIDIAN PARKWAY | RIVERSIDE, CA 92518

14528

# The Offering

Lee & Associates is pleased to present for sale a ±42,696 square foot multi-tenant industrial building located within the Falcon Business Park at Meridian in Riverside California. The Falcon Business Park was constructed in 2006 and has continuously been professionally managed and meticulously maintained. The Falcon Business Park's diverse mix of existing occupants provides an owner/investor rental income with the ability to expand or contract their own operations as needed. A new owner has potential for significant upside by occupying vacant space while increasing the net operating income through additional leasing and rental rate growth. The asking price of \$12,000,000 represents an opportunity to acquire a highly sought after Southern California industrial facility at the attractive low price of \$281.00 per square foot; well below replacement cost.



## Property Summary

OFFERING PRICE:	\$12,000,000
PRICE PSF:	\$281.00
CURRENT OCCUPANCY:	Vacant
BUILDING SIZE:	42,696 SF
LAND SIZE:	2.81 Acres
APN:	297-231-008



## Building Summary

ADDRESS:	14528 Meridian Parkway, Riverside, CA 92518
PROPERTY:	Falcon Business Park at Meridian
COMPLETION:	2006
PARKING:	85 Spaces
BUILDINGS:	1
BUILDING SIZE:	42,696 SF
LOT SIZE:	2.81 Acres
OFFICE SF:	4,687 SF
# OF GL DOORS:	Two (12' x 14')
# OF DH DOORS:	Six (9' x 10')
SPRINKLERED:	.60 GPM/3000 Fire Sprinkler System
CLEAR HIGHT:	28'
POWER:	1,600 Amps; 277/480 Volts
YARD:	Large, Secured Concrete Truck Court
ZONING:	BMP



## SUITE A PROPERTY FEATURES AVAILABLE NOW

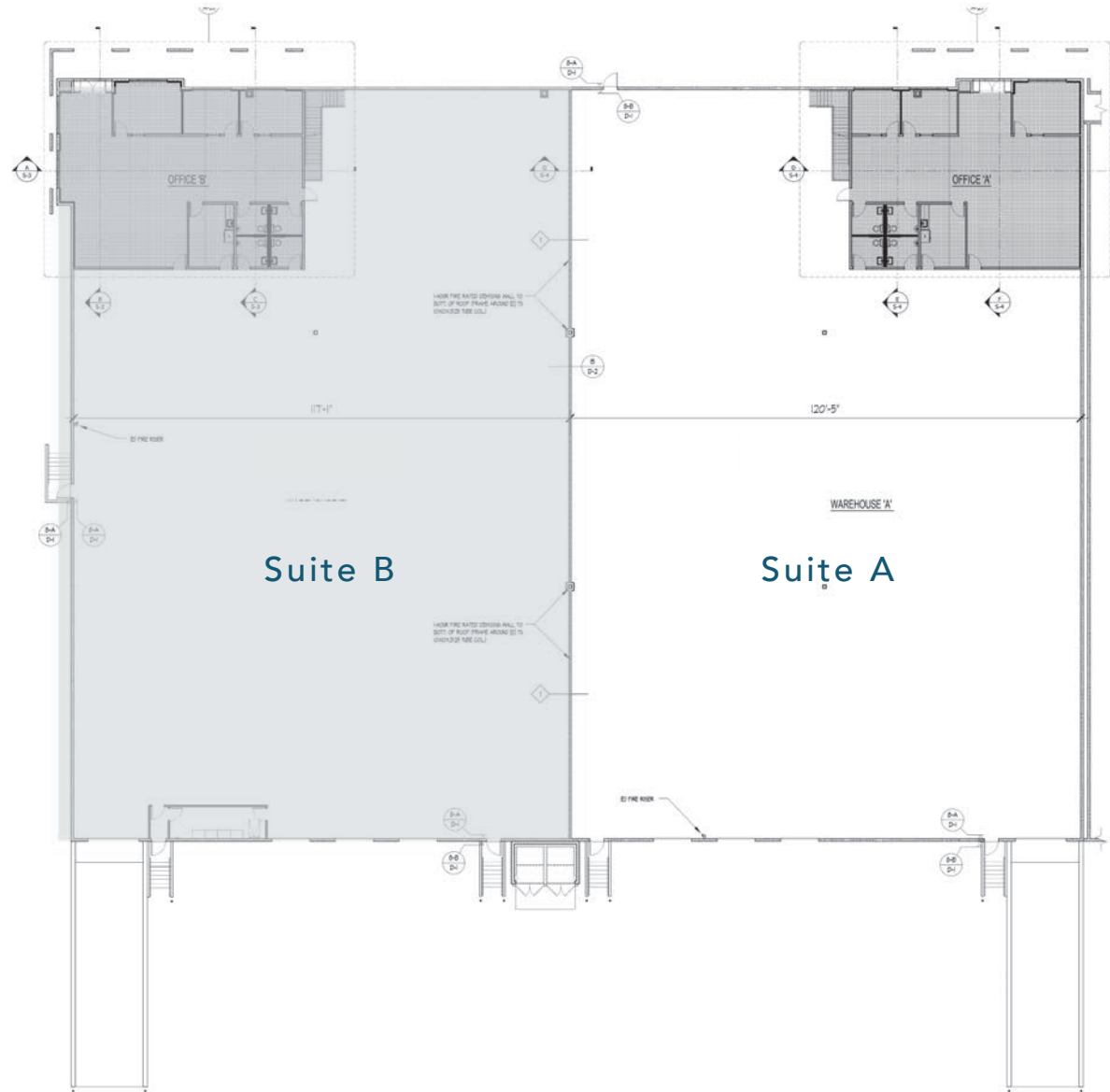
- ±21,573 SF Portion of Larger ±42,696 SF Industrial Building
- ±2,387 SF of Deluxe Office Space
- Unfinished Mezzanine (Not Included in Square Footage)
- One Ground Level Door (12'x14')
- Three Dock High Loading Doors (9'x10')
- 200 Amps; 277/480 Volt Power; Expandable to 400 Amps (Verify)
- 28' Clear Height
- 2:1 Parking Ratio
- .60 GPM/3000 Fire Sprinkler System
- Large Concrete Truck Court
- BMP Zoning



## SUITE B PROPERTY FEATURES AVAILABLE NOW

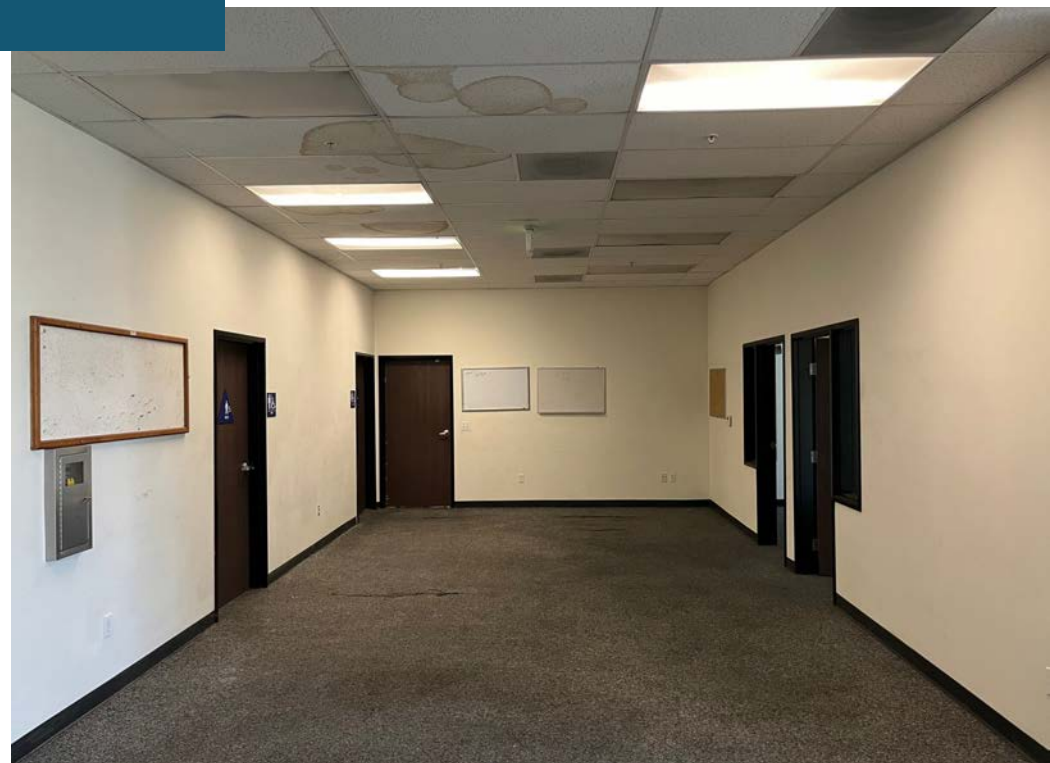
- ±21,123 SF Portion of Larger ±42,696 SF Industrial Building
- ±2,387 SF of Deluxe Office Space
- 999 SF Bonus Mezzanine (Not Included in Square Footage)
- One Ground Level Door (12'x14')
- Three Dock High Loading Doors (9'x10')
- 600 Amps; 277/480 Volt Power; Expandable to 400 Amps (Verify)
- 28' Clear Height
- 2:1 Parking Ratio
- .60 GPM/3000 Fire Sprinkler System
- Large Concrete Truck Court
- BMP Zoning
- 35 Tons of HVAC on Roof

# Floor Plan



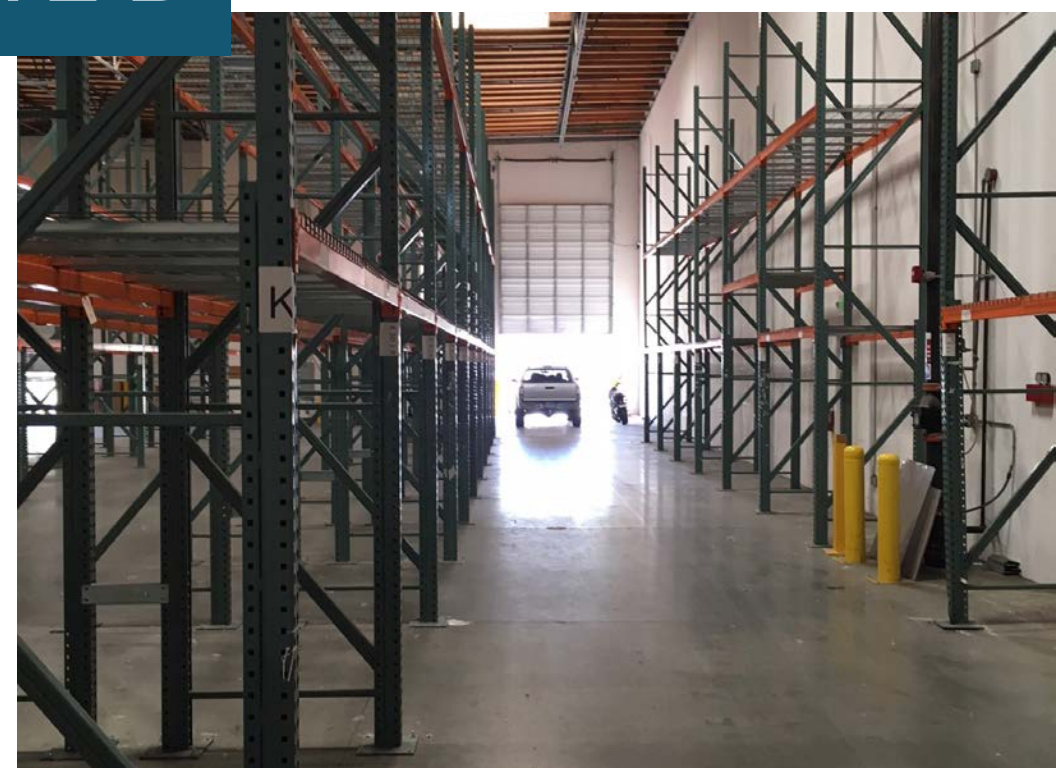


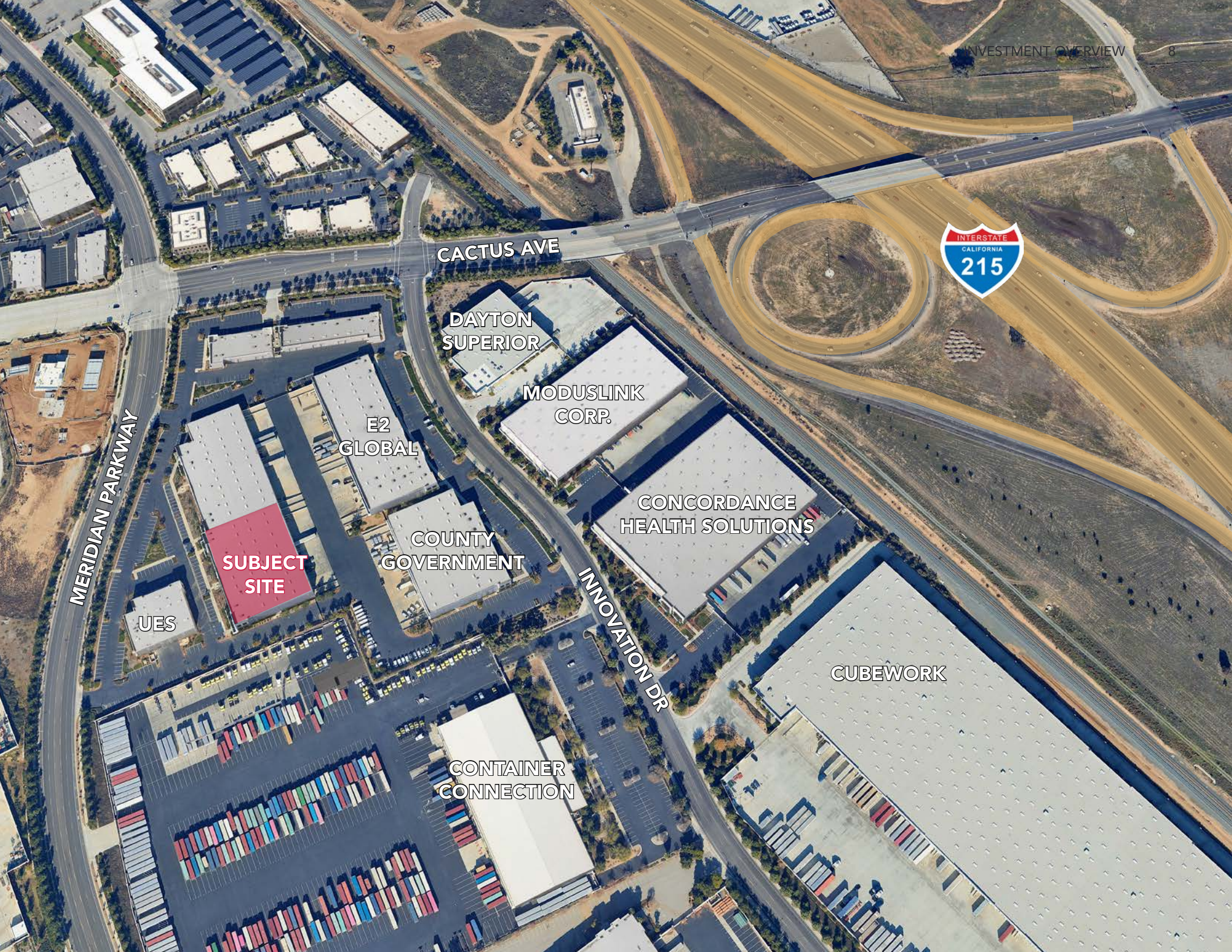
# SUITE A





SUITE B





CACTUS AVE

DAYTON  
SUPERIOR

MODUSLINK  
CORP.

E2  
GLOBAL

CONCORDANCE  
HEALTH SOLUTIONS

COUNTY  
GOVERNMENT

SUBJECT  
SITE

UES

INNOVATION DR

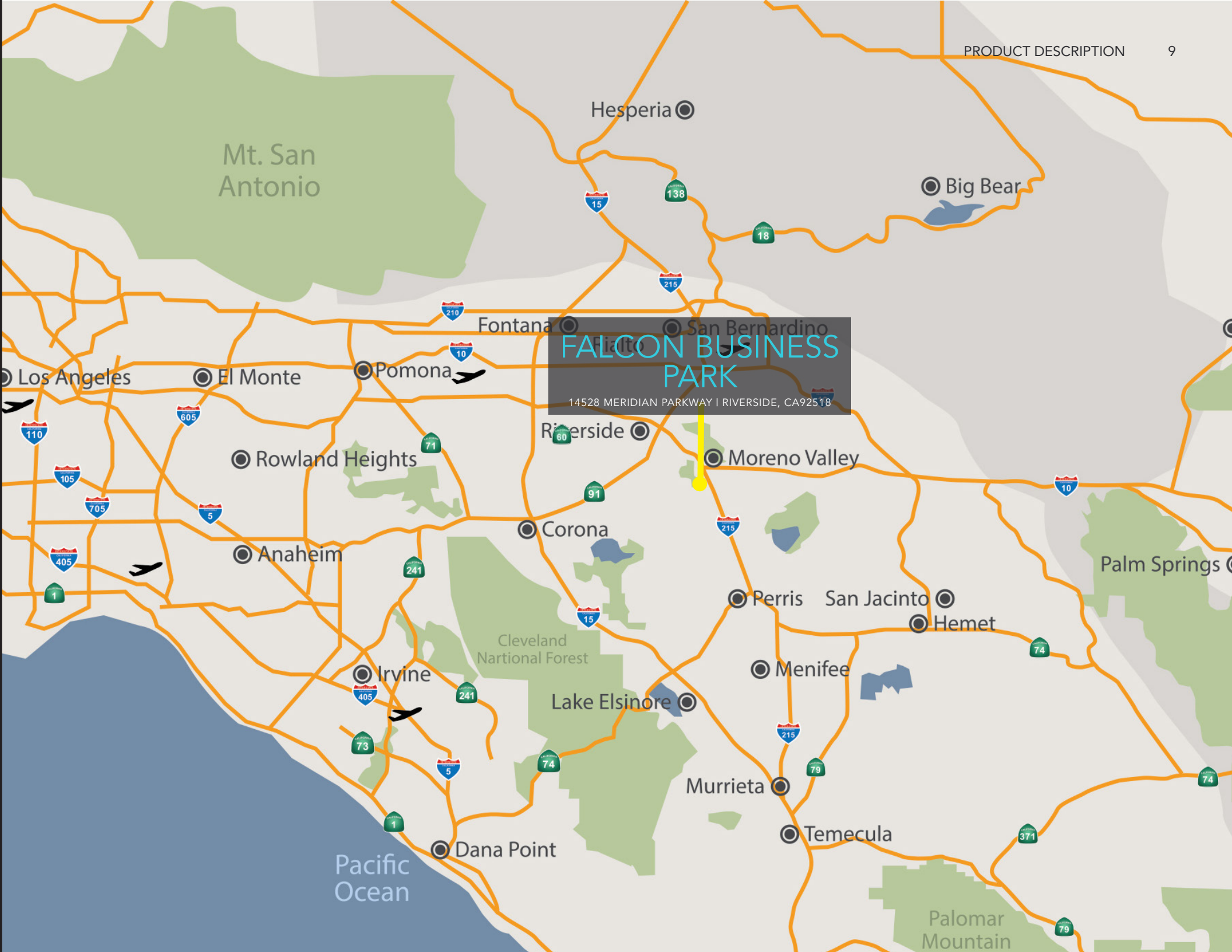
CUBEWORK

CONTAINER  
CONNECTION

MERIDIAN PARKWAY







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