

# 2358 COTTONWOOD AVE

FOR LEASE

**±202,949 SF**  
Unit 1



INLAND EMPIRE EAST  
RIVERSIDE

2358 Cottonwood Ave  
Riverside, CA 92508

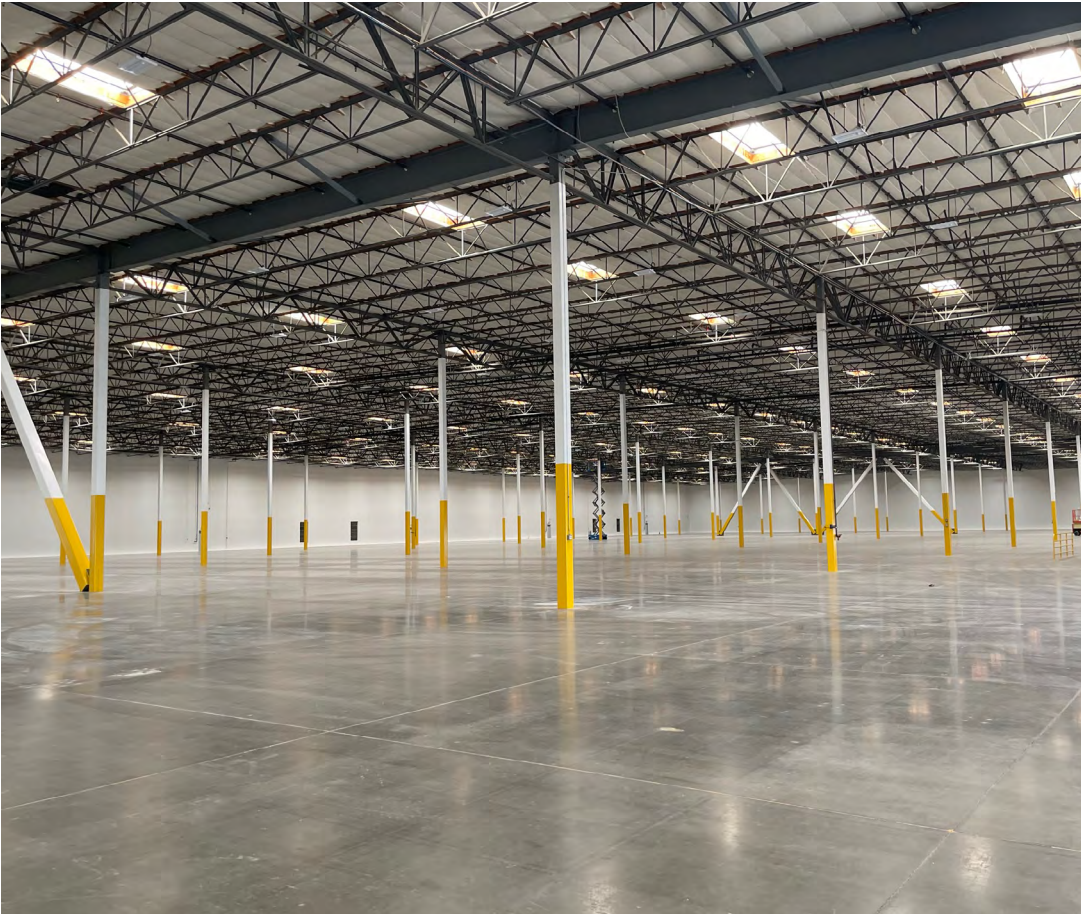


Colliers

# OVERVIEW

2358 Cottonwood Ave  
Riverside, CA 92508

INLAND EMPIRE EAST  
RIVERSIDE



## PROPERTY SPECIFICATIONS

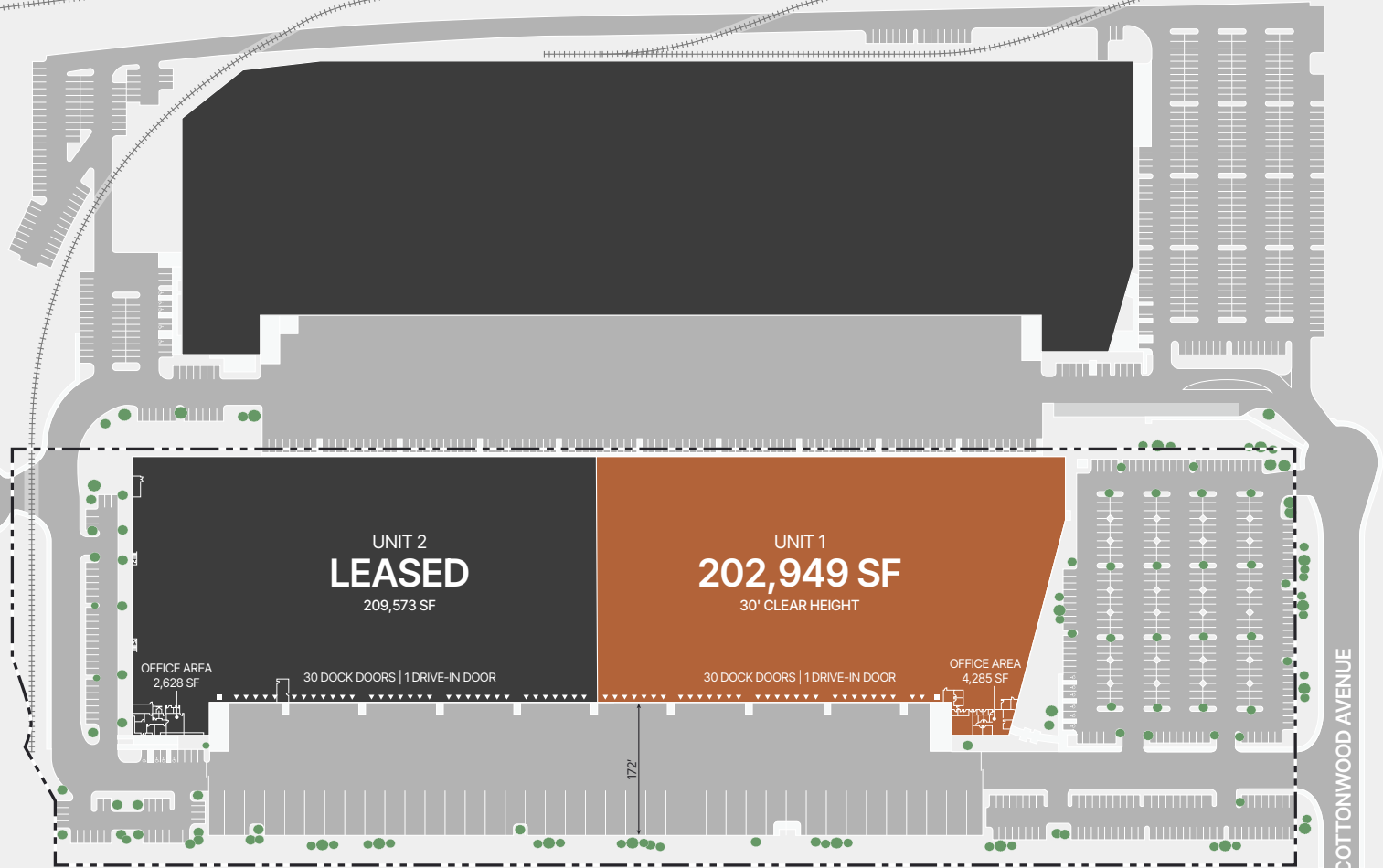
Available SF	202,949 (POL ±412,522 SF)
Office SF	±4,285
DH Loading	30 (9' x 10')
GL Loading	1 (12' x 14')
Clear Height	30'
Trailer Parking	20 Stalls
Auto Parking	±384 Spaces
Power	1,000 Amps, 277/480V
Yard	±187' Secured Truck Court
Fire Protection	ESFR (K-17 Heads)
Skylights	2.5%
Corporate Neighbors	Pepsi, OHL, McLane & Zenith



ARMED FORCES FREEWAY



BOX SPRINGS BOULEVARD



COTTONWOOD AVENUE











Proximity to I-215 and San Bernardino Airport



ESFR Fire Protection



Grade level and dock high loading doors

LOCAL ACCESS

OHL

PEPSI

MCLANE & ZENITH

I-215  
0.5 MILES

MCLANE & ZENITH

SYCAMORE CANYON BLVD

EASTRIDGE AVE

BOX SPRINGS BLVD

VALLEY SPRINGS PKWY

GATEWAY DR

EUCALYPTUS AVE

DAY ST

DAY ST

ALESSANDRO BLVD

E ALESSANDRO BLVD

215

60

60

28

28

215

REGIONAL ACCESS

**SAN BERNARDINO AIRPORT**  
17.8 MILES

**ONTARIO AIRPORT**  
22.1 MILES

**CHINO AIRPORT**  
25.6 MILES

**JOHN WAYNE AIRPORT**  
51.2 MILES

**LA/LONG BEACH PORTS**  
70.7 MILES

**LA INTERNATIONAL AIRPORT**  
75.6 MILES

**HOLLYWOOD BURBANK AIRPORT**  
72.7 MILES



# CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.