

133,200 SF | NOW AVAILABLE



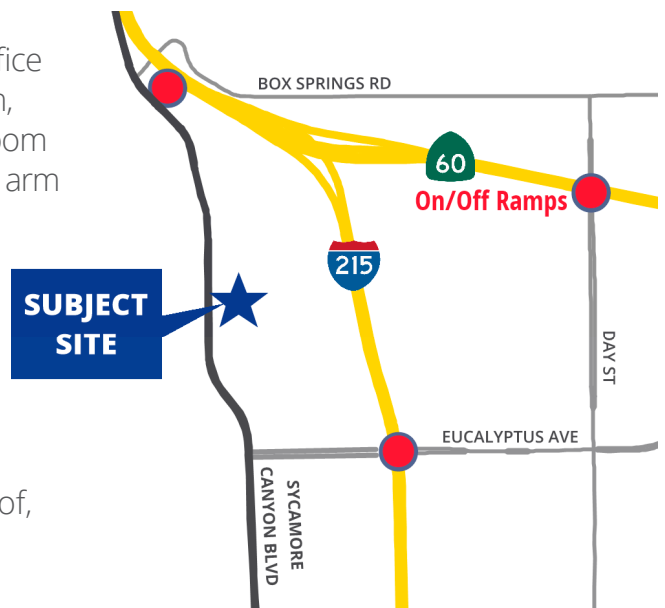
INDUSTRIAL WAREHOUSE FOR LEASE

6250 Sycamore Canyon Boulevard, Riverside | CA

Property Features

- +/- 133,200 SF High-Image Industrial Building
- +/- 8,636 SF of Total Office : +/- 6,172 SF Main Western Office w/ expanded breakroom, locker room and mother's room, plus +/- 2,464 SF Eastern Office w/restrooms and breakroom
- 32 Dock High Loading Doors, 13 w pit levelers, seals, swing arm lights, fans, trailer locks and interlocking safety system
- 4 Ground Level Loading Doors (14' x 16')
- ESFR Fire Sprinkler System
- 28' Warehouse Clearance at First Column
- 2,000 Amps of Power with 277 / 480 Volts
- Cross Dock Loading with 2 Secured Fenced Yard Areas
- Potential for approximately 201 Auto Parking stalls
- Insulation in Warehouse, R-30 batt insulation under roof, R-6 wall boards along the upper warehousing walls
- Heaters & Exhaust Fans in Warehouse
- Gas Service to Property, 6 Forklift charging outlets
- Reduced Utility Rates via City of Riverside vs. SCE/PG&E

Locator



Broker Information



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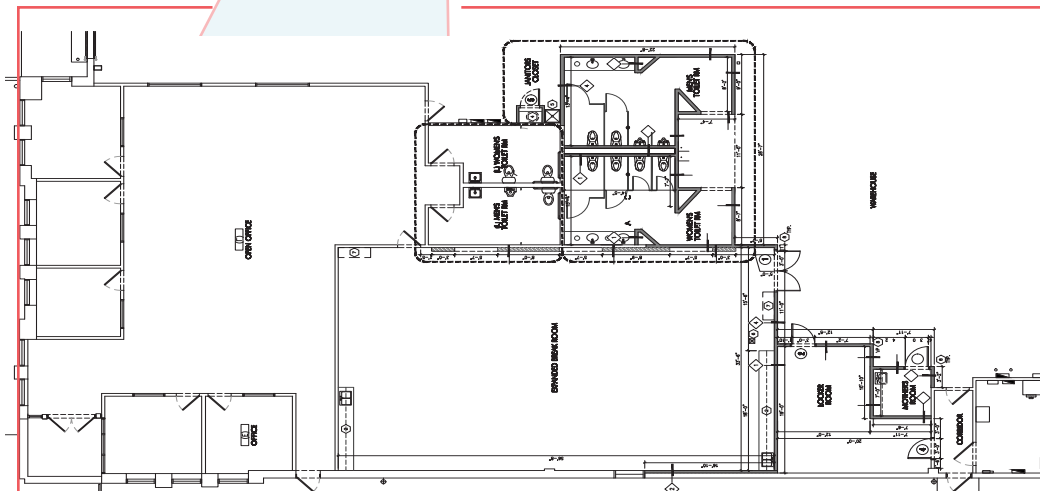
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6250 Sycamore Canyon Blvd., Riverside

Office Layout



Main Office
+/- 6,172 SF

Second Office
+/- 2,464 SF

+/- 8,636 Total SF

INDUSTRIAL WAREHOUSE +/- 133,200 SF

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Broker Information



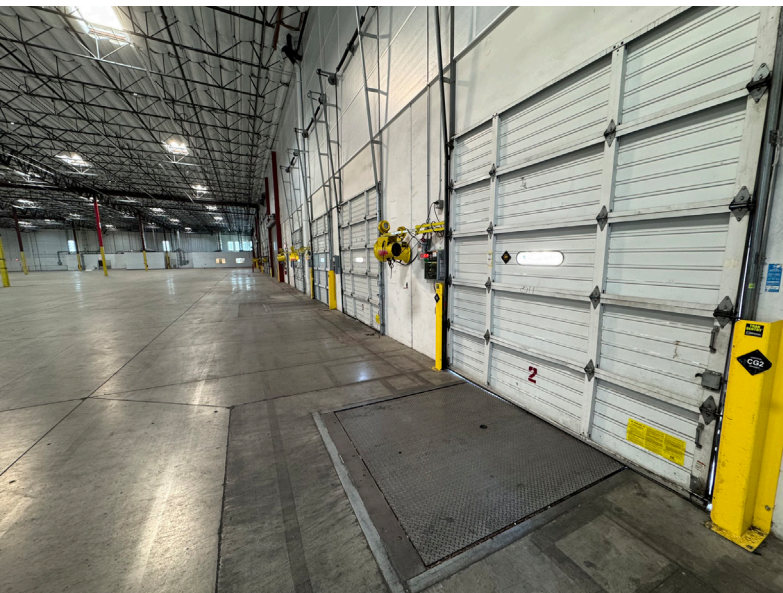
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