

# CANYON COMMERCE CENTER FOR LEASE - 464,055 SF

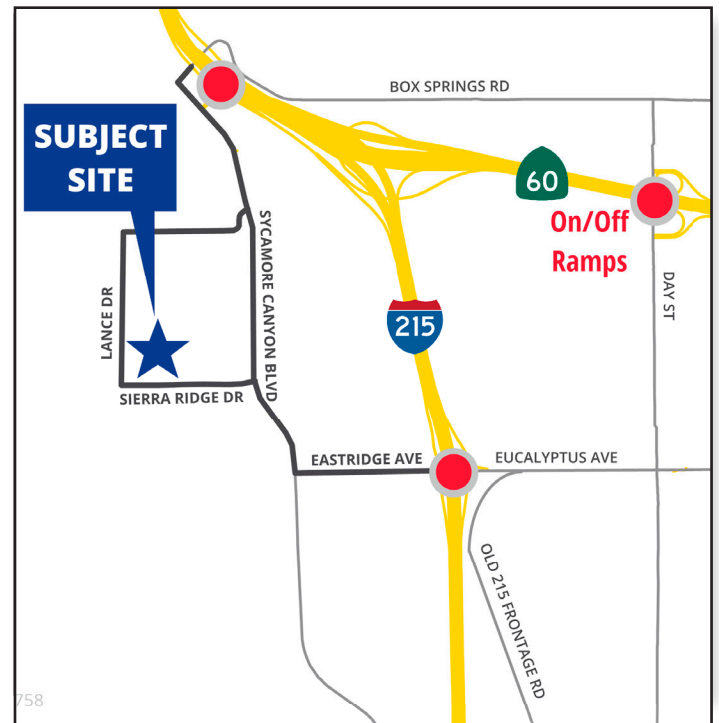
**ALERE**  
PROPERTY GROUP LLC



**1560 SIERRA RIDGE DRIVE | RIVERSIDE, CA 92507**

## PROPERTY FEATURES:

- > Divisible to 252,818 SF and 211,237 SF
- > +/-6,994 SF of Office and +/-1,886 SF of Office
- > 32' Warehouse Clearance
- > Located in Foreign Trade Zone
- > 59 Dock High Loading Doors (9'x10')
- > 29 Mechanical Dock Levelers (35,000 lb Capacity)
- > 29 Swing-Arm type Dock Lights
- > 2 Ground Level Ramp Loading Doors (12'x14')
- > ESFR Fire Sprinkler System with K-17 Sprinkler Heads
- > MM-80 in Speed Bays
- > Secured Concrete Yard with Motorized Gates (187' Truck Court)
- > 89 Trailer Storage Spaces (Inside Truck Court)
- > 297 Auto Parking Stalls (Outside Truck Court)
- > Battery Charging Area
- > 2.5% Skylights
- > White Scrim Foil Insulation
- > Painted Interior Walls and Columns
- > 2,000 Amps 277/480 Volts & 1,600 Amps 277/480 Volts



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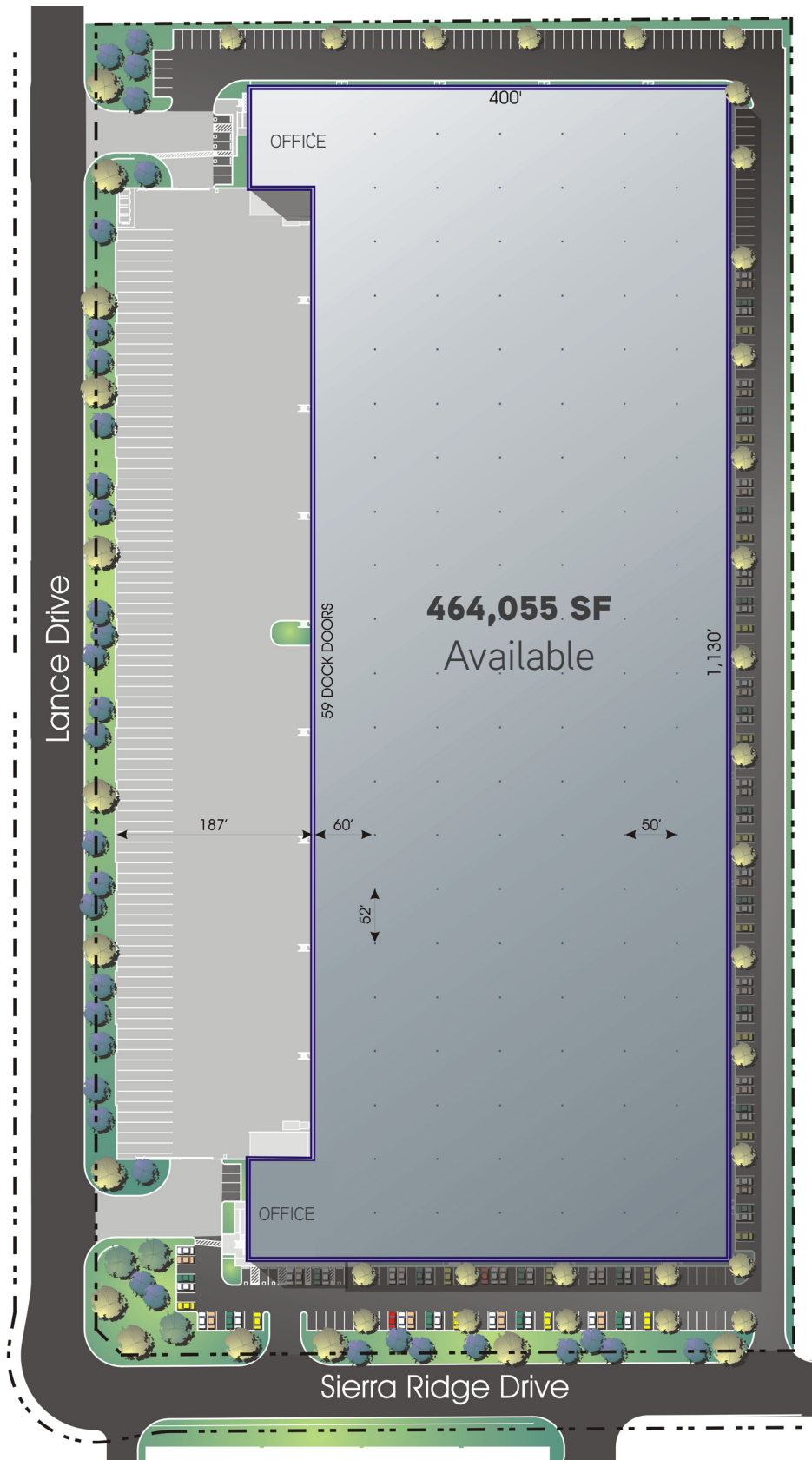
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## CORPORATE NEIGHBORS



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