

FOR SALE OR LEASE | BRAND-NEW CONSTRUCTION!

Colliers

# +/- 40,000 SF Industrial Warehouse

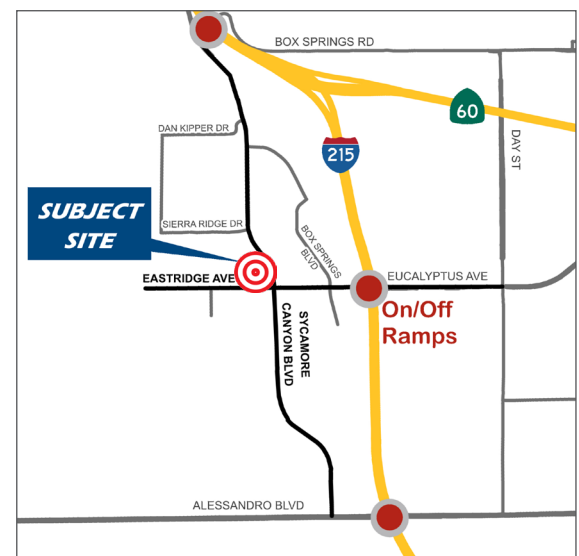
1980 EASTRIDGE AVENUE, RIVERSIDE, CA



## Property Features:

- > +/- 40,000 SF Available on 2.31 Acres
- > +/-1,000 SF of Pre-Built Office Area
- > Class A Industrial Brand-New Construction
- > Located in High-Profile Sycamore Canyon
- > Direct Freeway Access near I-215 and 60 interchange
- > 32' Warehouse Clearance Height
- > 4 (9' x 10') DH Doors, 2 w/ 35k lb Mechanical Pit Levelers
- > 1 (16' x 14') Grade Level Door
- > Secured Concrete Truck Court w/Motorized Gates
- > LED Lighting Throughout, 3% Warehouse Skylights
- > 2,000 Amps w/ 480 volt 3-phase, EV & Solar Ready
- > Part of Sycamore Canyon Business Center
- > Corporate Neighbors include: Cardinal Health, Pepsi, Kroger, DSC Logistics, & Big5 Sporting Goods
- > [City of Riverside Favorable Utility Rates - Click Here](#)

## Location Map



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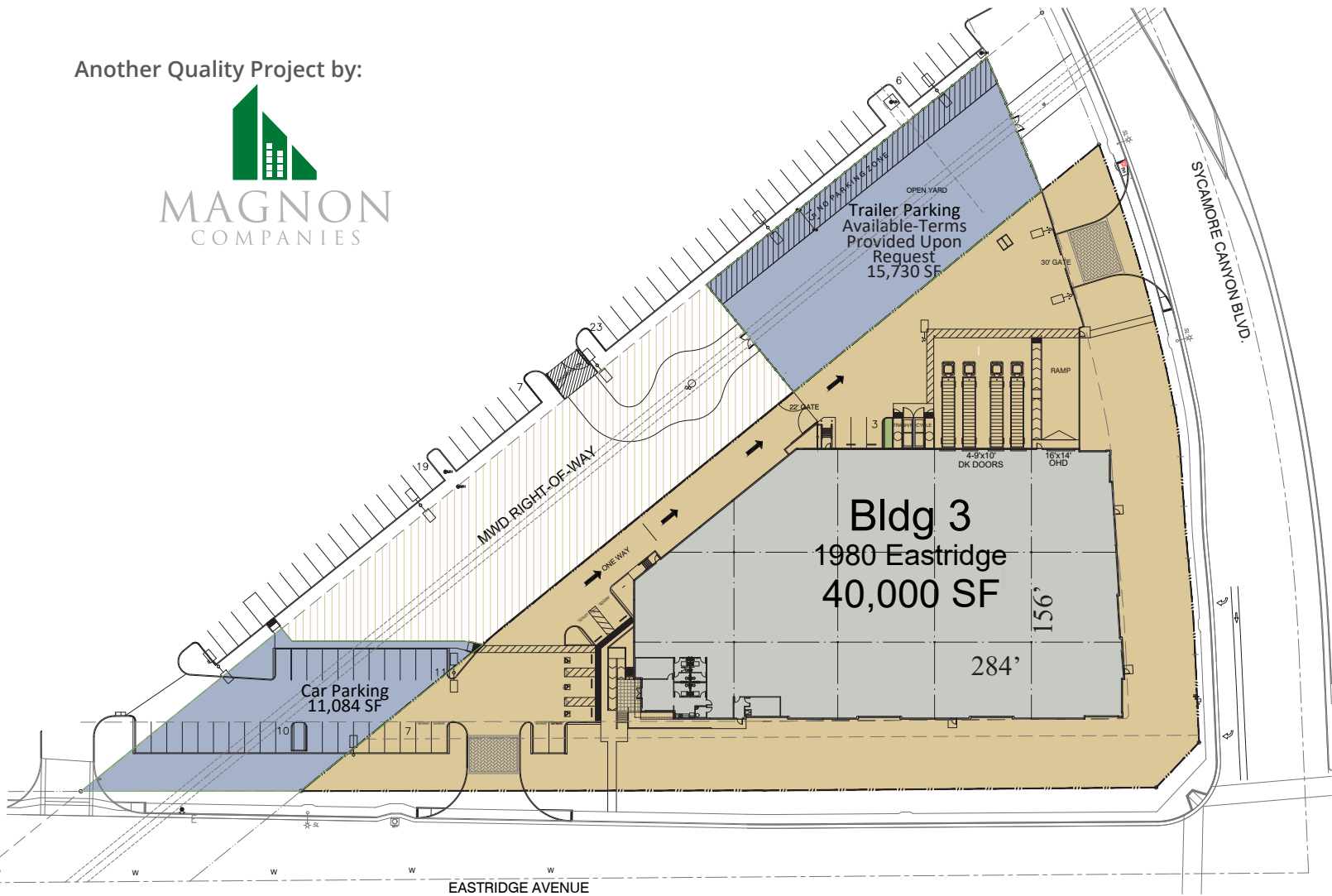
FOR SALE OR LEASE | BUILDING COMPLETED

# +/- 40,000 SF Industrial Warehouse

Under Construction

1980 EASTRIDGE AVENUE, RIVERSIDE, CA

Another Quality Project by:



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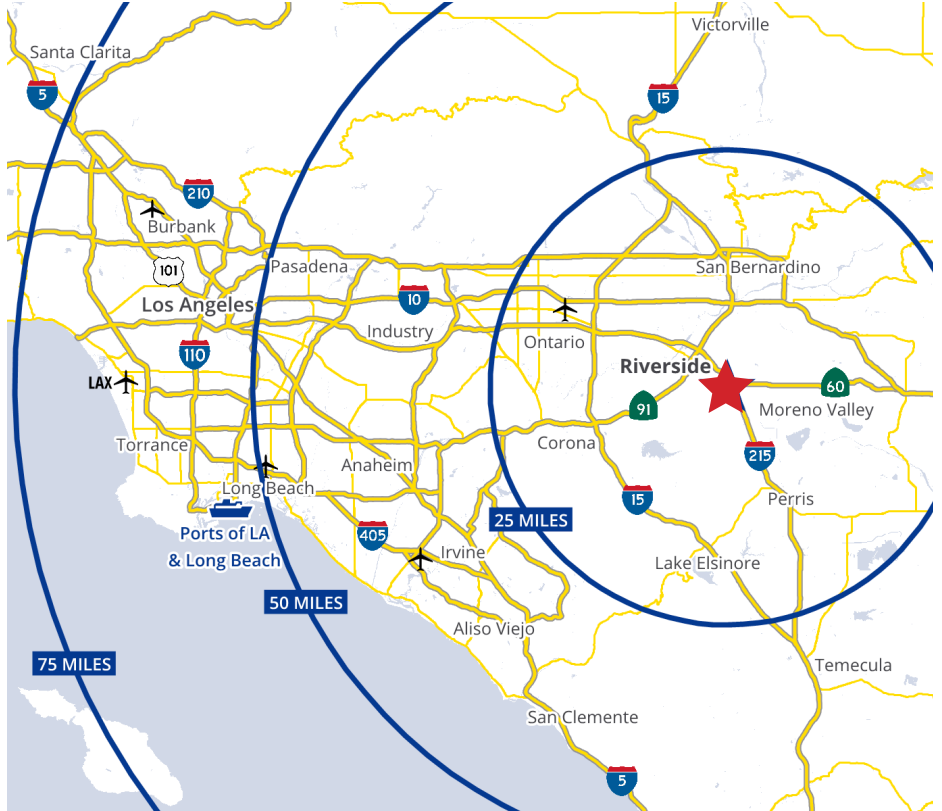
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