

RIVERSIDE DISTRIBUTION CENTER

COLD STORAGE
RIVERSIDE

2360 Cottonwood Avenue
Riverside, CA 92508



FOR LEASE

±241,238 SF



LEASED BY



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Riverside, CA 92508

BUILDING SPECIFICATIONS

Building Size	±241,238 SF
Office	±8,216 SF
Clear Height	±30'
Dock & Drive-Ins	37 Loading Docks 1 Drive-In (10'x14')
Parking	300 Surface Parking Stalls
Features	Features different temperature gradients of cold-storage Produce & Meat-Cooler Space
Sprinklers	ESFR Sprinkler System
Power	4000 AMPS, 277/480V (Confirm)
Location	Convenient access to I-215 & I-60 Fwys
Corporate Neighbors	Pepsi, DHL, Ralph's, Big 5 and Instant Brands

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±241,238 SF

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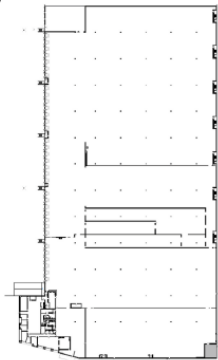


OFFICE FLOOR PLAN



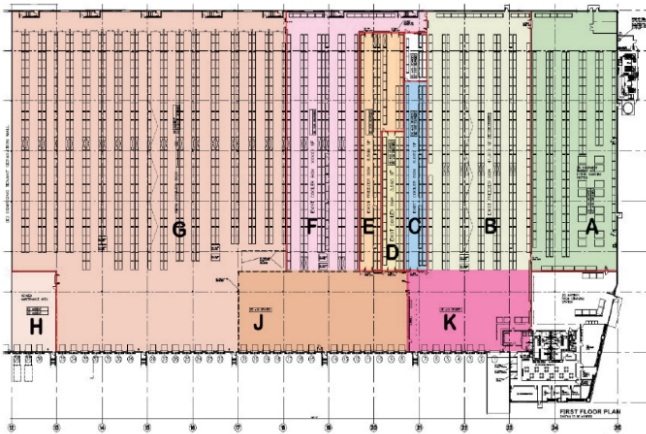
AS-BUILT OFFICE PLAN
1ST FLOOR: OFFICE 8,216 SF

WAREHOUSE FLOOR PLAN



AS-BUILT OVERALL PLAN
WAREHOUSE: 233,022 SF
1ST FLOOR OFFICE: 8,216 SF

COLD STORAGE PLAN



Zone Temperature Legend		
Zone A	Modified	+55 Degree
Zone B	Existing	+36 Degree
Zone C	Modified	+34 Degree
Zone D	Modified	+32 Degree
Zone E	Existing	+32 Degree
Zone F	Existing	+36 Degree
Zone G	Modified	+34 Degree
Zone H	Modified	Ambient
Zone I	Existing	+36 Degree
Zone J	Existing	+36 Degree
Zone K	Existing	+36 Degree



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