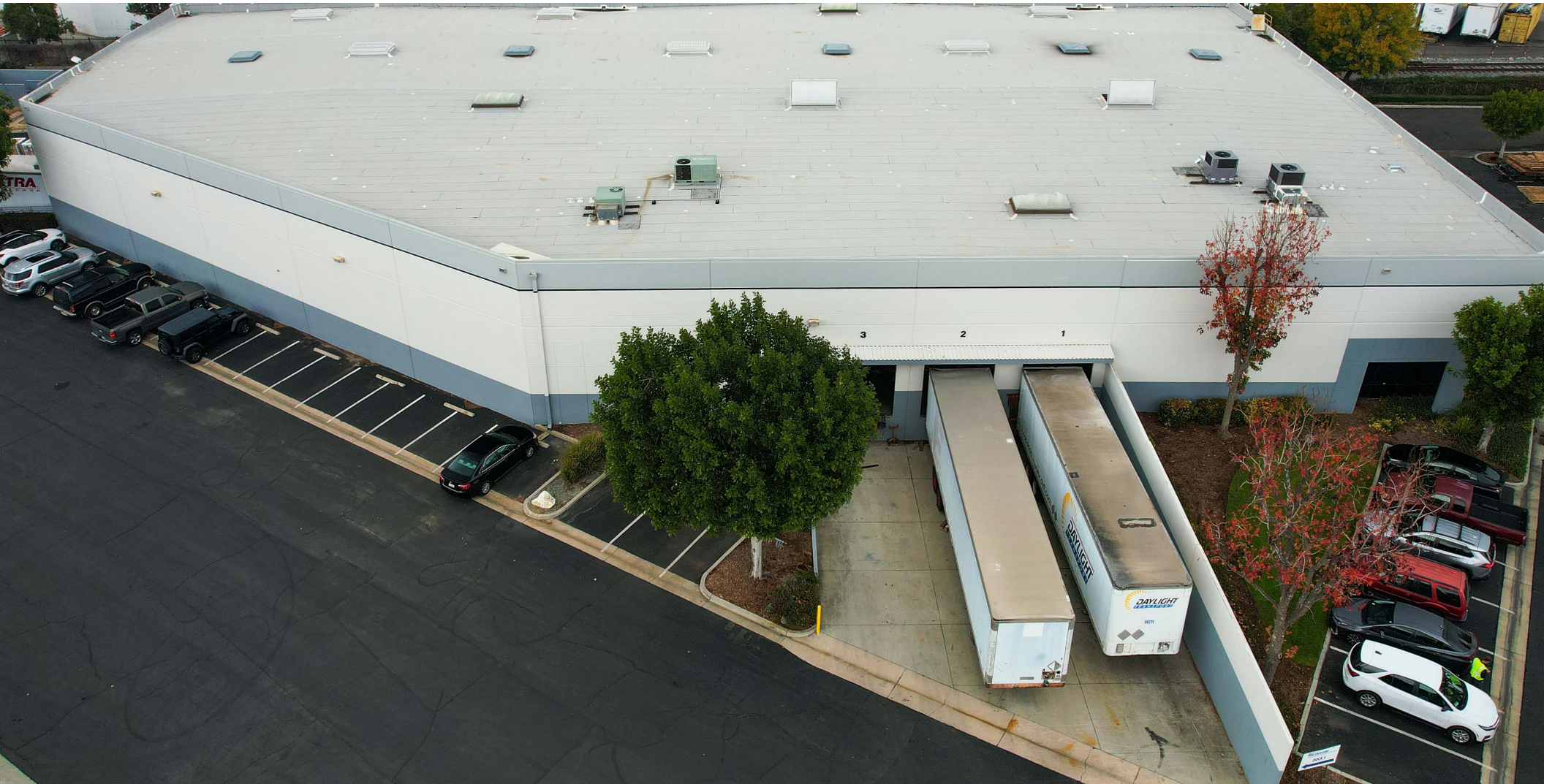


30,404 SF AVAILABLE FOR LEASE

1799 RUSTIN AVENUE, RIVERSIDE, CA



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MACLEOD & CO.

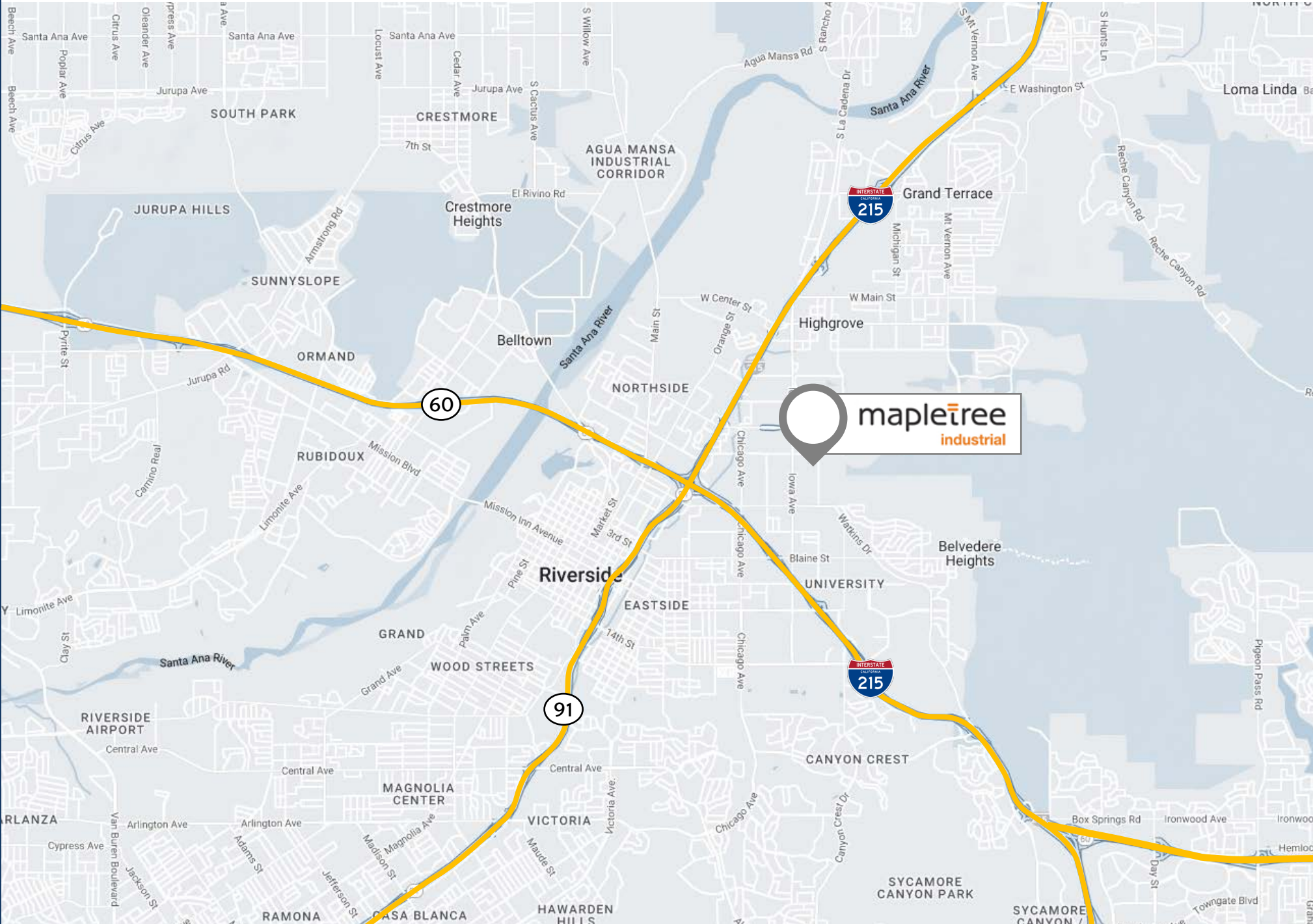
PROPERTY OVERVIEW

PROPERTY ADDRESS	1799 Rustin Ave., Riverside, CA	DOCK HIGH DOORS	5
PARCEL NUMBER	249-130-047	DOCK PACKAGES	TBD
BUILDING SF	±30,404 SF	ROLL UP DOORS / RAMPS	2
PROPERTY TYPE	Industrial Building	LOADING TYPE	Cross-Dock
CONSTRUCTION	Concrete Tilt Up	TRAILER POSITIONS (OFF DOCK)	None
ZONING	Business Manufacturing Park (BMP)	FLOOR SLAB	TBD
OFFICE SF	±2,128 SF	AUTO PARKING STALLS	±25
ACREAGE	±1.79 AC	FIRE PROTECTION SYSTEM	Fully Sprinklered
FAR	0.39	POWER SERVICES	1,200 - 2,000 Amps
BUILDING DIMENSIONS	±137' x ±147' x ±123' x ±71' x ±252'	POWER DISTRIBUTION	TBD
TYPICAL BAY SPACING	TBD	TRUCK COURT GATES	None
MIN. CLEAR HEIGHT	24'	INGRESS / EGRESS	Two Access Points Off Rustin Avenue
TRUCK COURT	±150' & ±80'		

PROPERTY PHOTOS



LOCATION MAP



maple tree
industrial

1799 RUSTIN AVE., RIVERSIDE, CA



MACLEOD&CO.

MacLeod & Co. is an industrial real estate brokerage company that specializes in the sale and leasing of warehouse distribution and logistics facilities, industrial outdoor storage yards, and land sites for new development.

Headquartered in Orange County, California, the company provides expert brokerage services including capital markets and investment sales, agency leasing, tenant representation, and land sales for development.

In two short years, MacLeod & Co. has successfully negotiated and closed over \$610 million in industrial transactions for institutional investors, private equity groups, high net worth investors, corporate tenants, and end users from California to Texas.



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