

Investment Building Group

owner/developer

19,100 sq. ft. building
available in Riverside

- Freeway close in Western Riverside
- 2 Dock High + Grade Level loading
- 3,000 sq. ft. of two story office
- 26 ft. clear height / ESFR fire protection
- Private side yard



ADDRESS:

12100 Magnolia Avenue, Riverside CA 92503



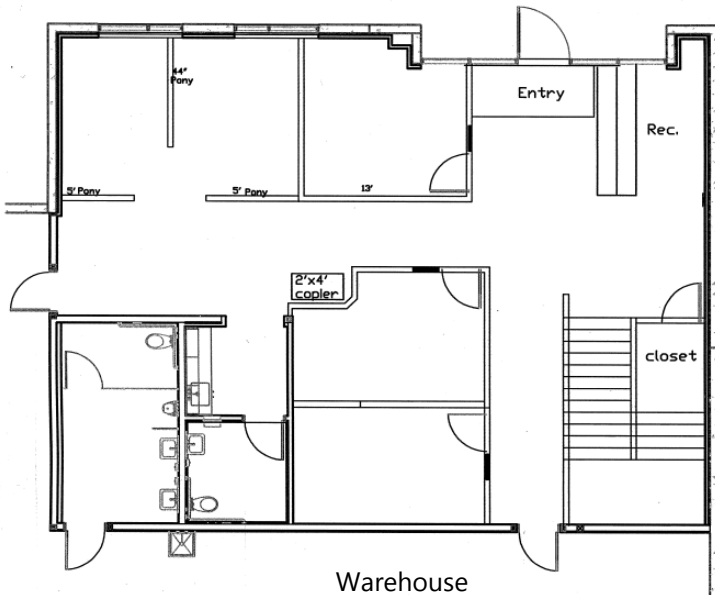
FREEWAY CLOSE: The property has easy access to the Riverside (91) freeway via **both** the Magnolia Avenue and Pierce Street on/off ramps

PROPERTY FEATURES:

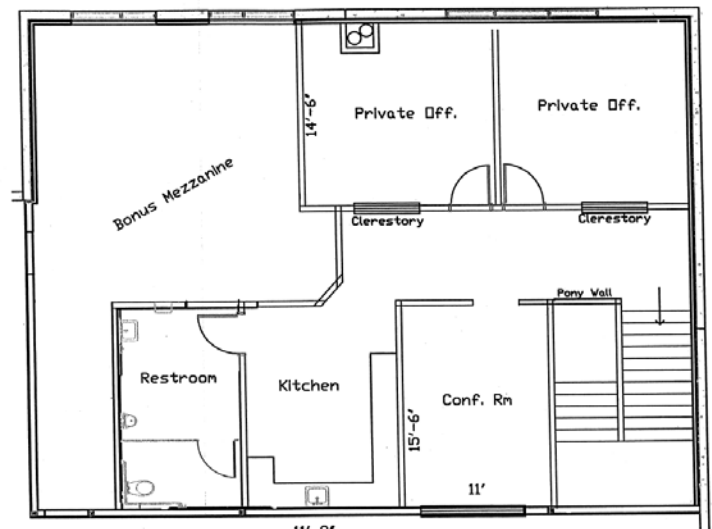
- Major Boulevard Identity in West Riverside
- 26 to 28 feet of warehouse clear height
- 2 dock high and 1 grade level truck loading
- 3,000 sq. ft. of two story offices/restrooms
- ESRF (K25 @20 PSI) warehouse fire protection
- Wide layout 52' warehouse column spacing
- 4,000 psi steel-reinforced floor slab
- High efficiency LED warehouse lighting
- 3% skylights for warehouse daylighting
- 800 amps of 277/480 volt 3 phase power
(low Riverside Power utility rates)
- Onsite parking for 25 vehicles
- BMP Industrial Zoning
- Lot size of 1.08 acres

FIRST FLOOR

Entry

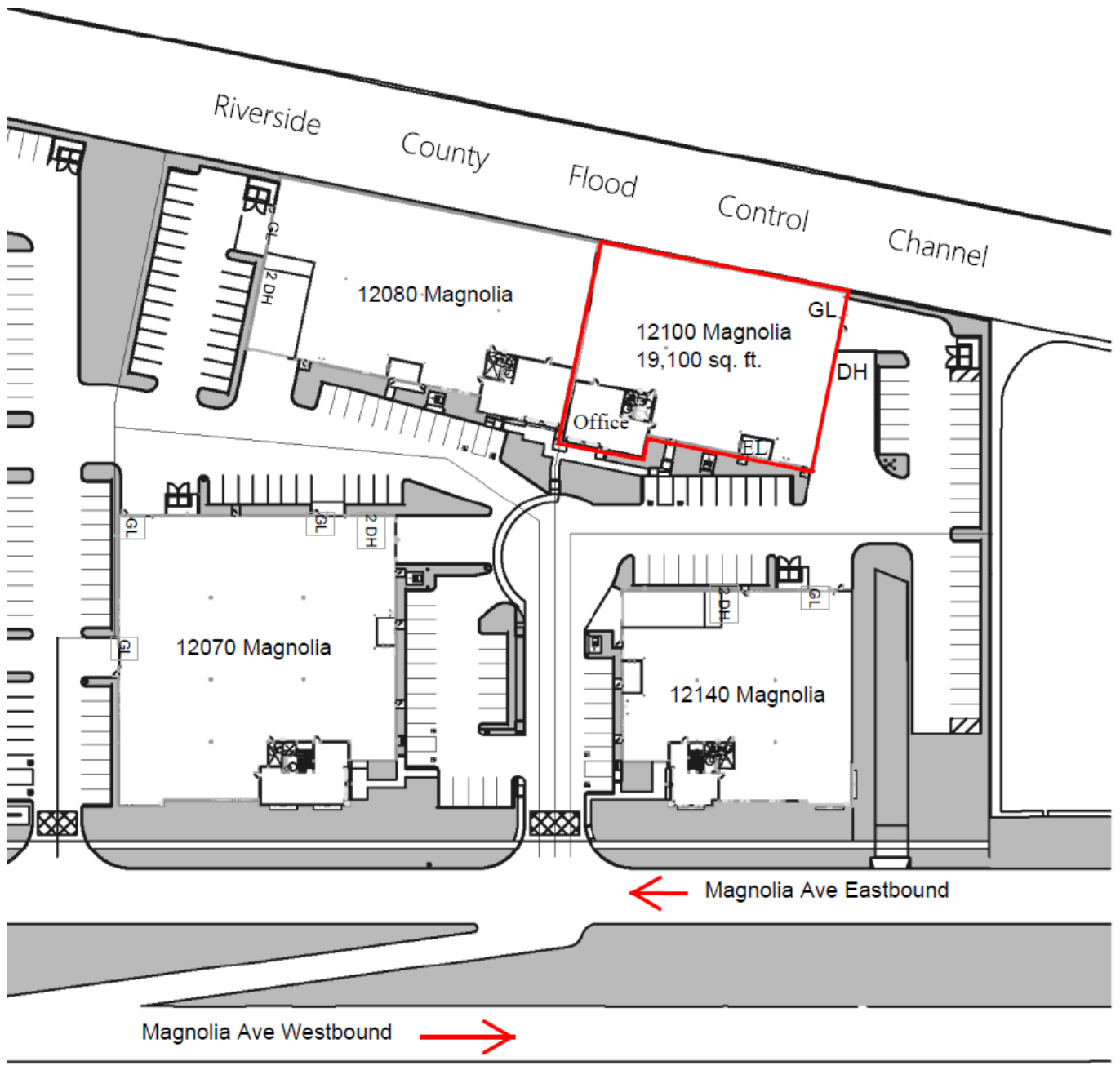


SECOND FLOOR



The 3,000 sq. ft. of finished office space features a lobby with direct access to first floor open workspace and 3 private offices. The 2nd floor windowed executive offices have an adjacent conference room and food service support area. All 3 restrooms have tiled walls and flooring.

SITE PLAN





12100 Magnolia Avenue, Riverside CA 92503

for information:

Investment Building Group

(949) 263-1111 www.ibg-usa.com

or your broker