

# FOR SALE / LEASE

## CLASS A INDUSTRIAL BUILDING

### ±203,100 SQ. FT.

# SYCAMORE HILLS DISTRIBUTION CENTER

7276 BARTON STREET | RIVERSIDE, CA



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Q1 2025 DELIVERY  
FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

BUILDING AREA	±203,100 SF
OFFICE AREA	±3,236 SF
CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	2,000 AMP, 277/480 VOLTS (4,000 AMP UGPS)
GL DOORS	2 GROUND LEVEL DOORS (12' X 14')
DH DOORS	34 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±182' SECURED TRUCK COURT
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	235 AUTO STALLS
TRAILER STALLS	45 TRAILER PARKING STALLS
SECURED YARD	YES
SOLAR ARRAY	47 KWDC



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DEVELOPED BY:

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ASSOCIATES**  
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# CONTACT INFORMATION

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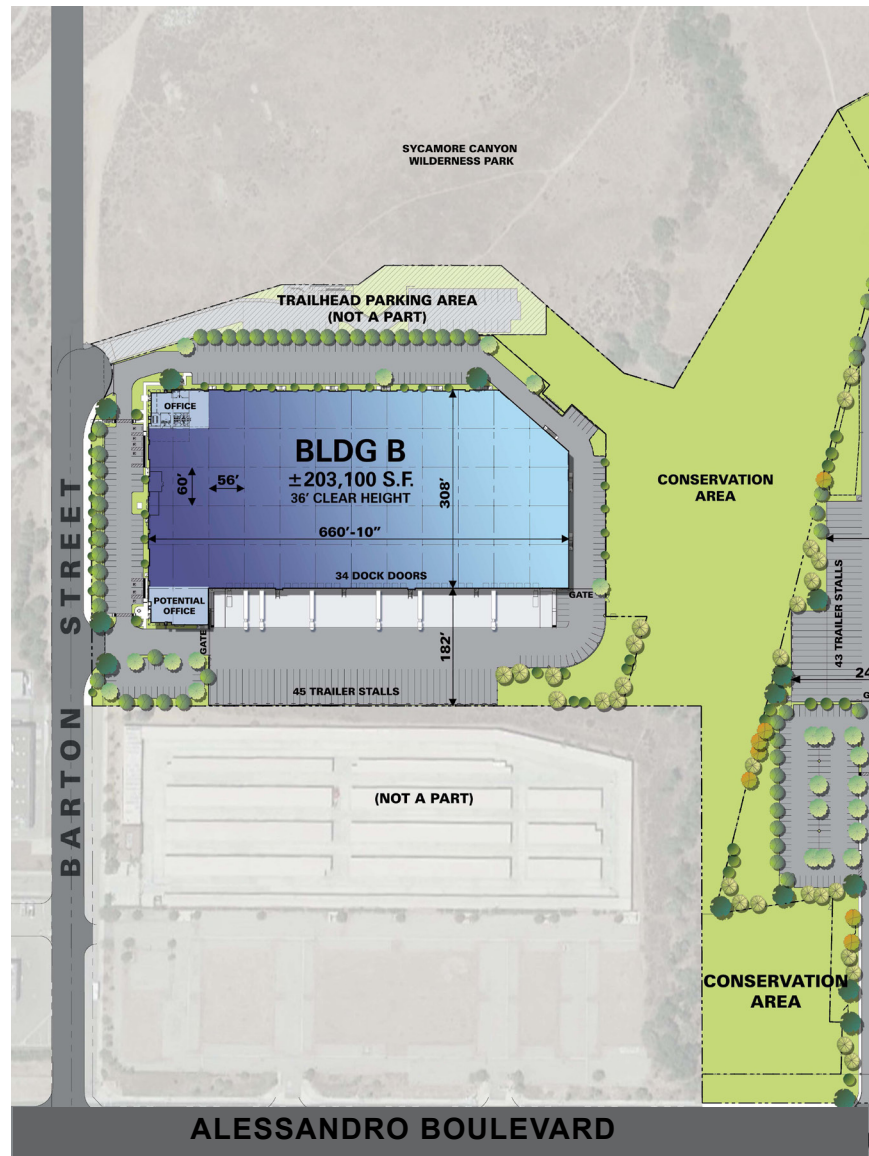
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OFFICE PLAN FOR BUILDING B

