

# FOR LEASE

Warehouse + Office Units Available In Riverside Business Park

Columbia Avenue Business Park

1502-1504 Columbia Avenue | Riverside, CA 92507



**Edward "Ned" Geoghegan**

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**Sandhill Management Inc.**

[www.sandhillmgmt.com](http://www.sandhillmgmt.com)

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## PROPERTY HIGHLIGHTS

Premier warehouse and office available in a quiet, well-maintained business park situated on Columbia Avenue between Chicago and Iowa, strategically located to serve the Riverside marketplace. Professionally outfitted, the warehouse features 16-foot clear heights, updated LED lighting and HVAC systems, 12'x14' loading doors, 100 amps 3-phase power, and skylights, offering ample natural light. The office space adjoining the warehouse space includes reception areas and private offices. With superb facilities, M-2 zoning, and convenient access to the 60, 91, and 215 freeways, Columbia Business Park is ideally suited to support a variety of warehouse and industrial-oriented tenants.



High Visibility Business Park on Columbia Ave, Between Chicago Ave + Iowa Ave



Well-Maintained Property with Excellent Curb Appeal, and Desirable Amenities



Ample Parking in Sizable Onsite Lot Surrounding the Subject Buildings



Ideally Positioned to Serve the Greater Riverside Community



Convenient Access to the Nearby 160, 91 + 215 Freeways



16' Clear Heights, Updated LED lighting + HVAC systems, 12'x14' loading doors, 100 amps 3-phase power & Skylights; Offices with Reception + Private Offices



Lease Rate: \$1.40 PSF + CAM Fees PSF



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## 1504 COLUMBIA AVE | UNIT 2 SPECS

- »  $\pm 2,757$  SF warehouse and office space
- » Reception area
- » Private offices
- » Skylights, LED lighting + 12' x 14' loading door
- » Onsite parking in surrounding lot
- » \$1.40 psf + CAM fees
- » Available 9/1/2025

## 1506 COLUMBIA AVE | UNIT 11 SPECS

- »  $\pm 2,457$  SF warehouse and office space
- » Reception area
- » Private offices
- » Skylights, LED lighting + 12' x 14' loading door
- » Onsite parking in surrounding lot
- » \$1.40 psf + CAM fees

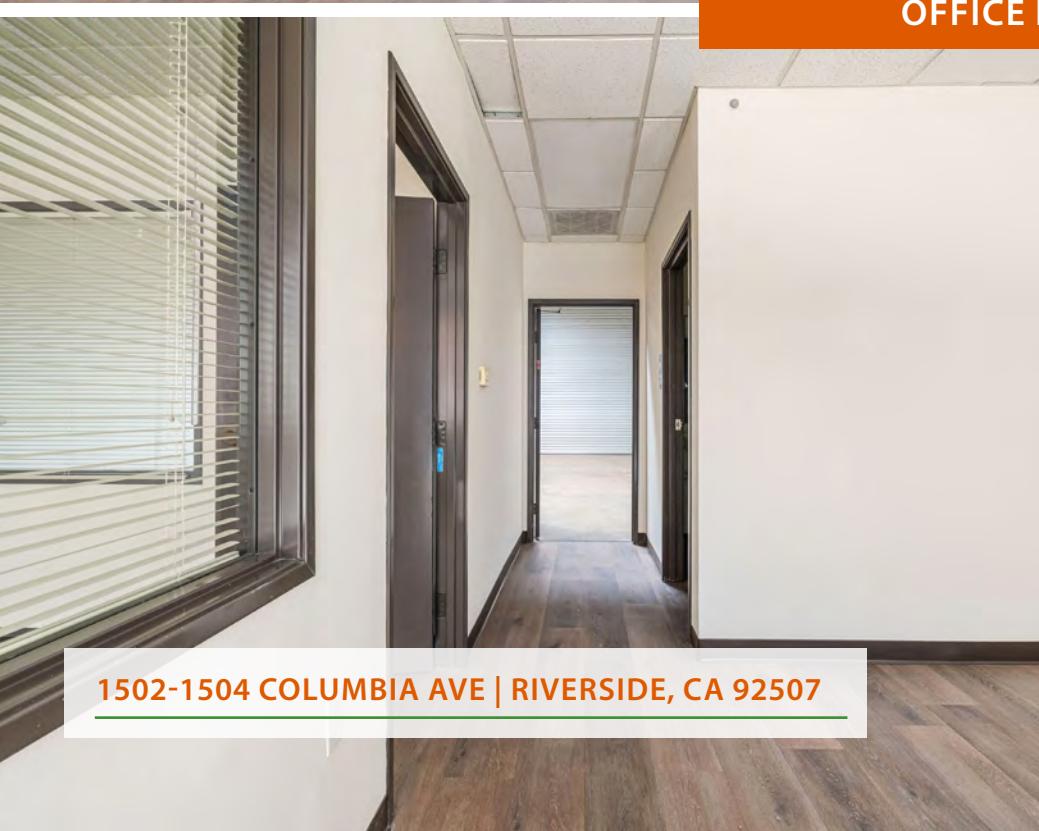


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## OFFICE INTERIOR

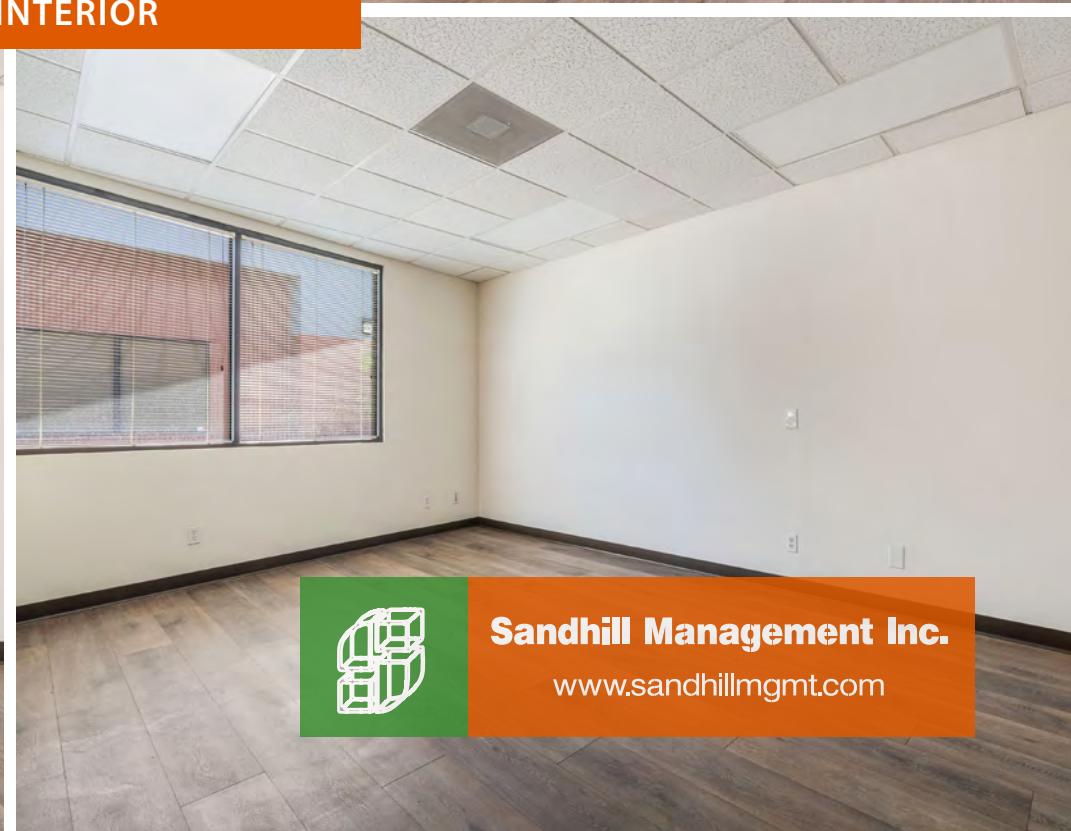


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## SITE OVERVIEW



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## BUSINESS PARK EXTERIOR



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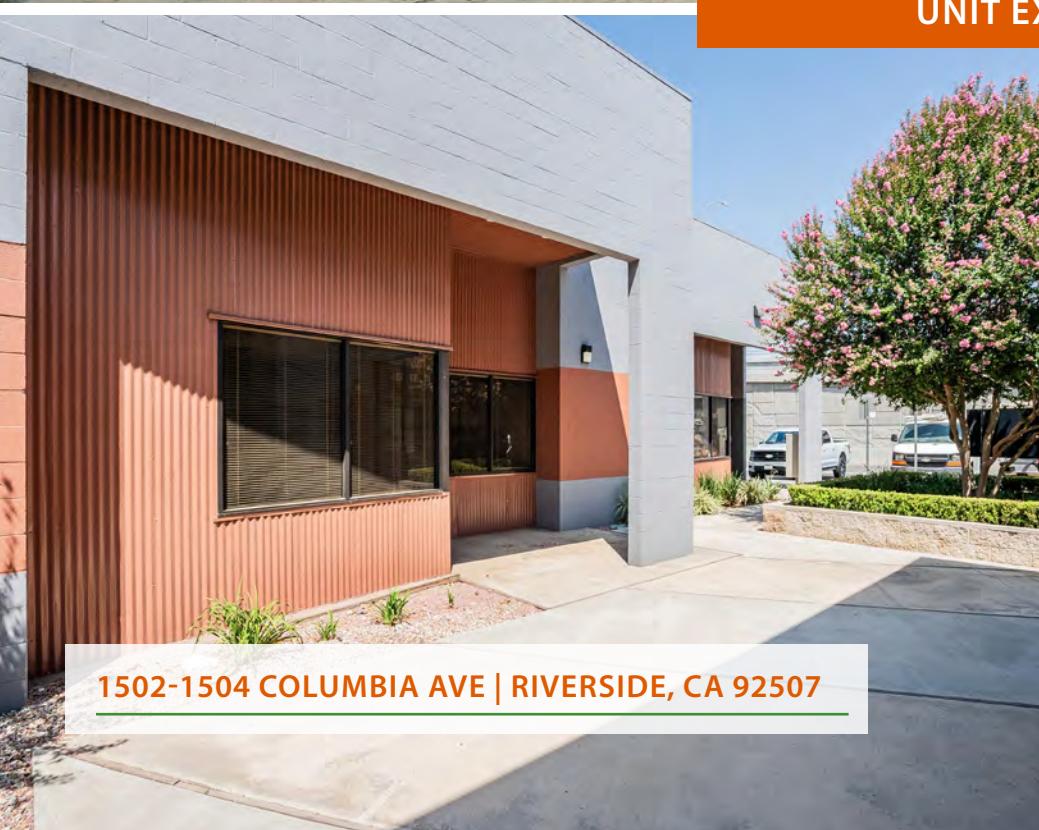


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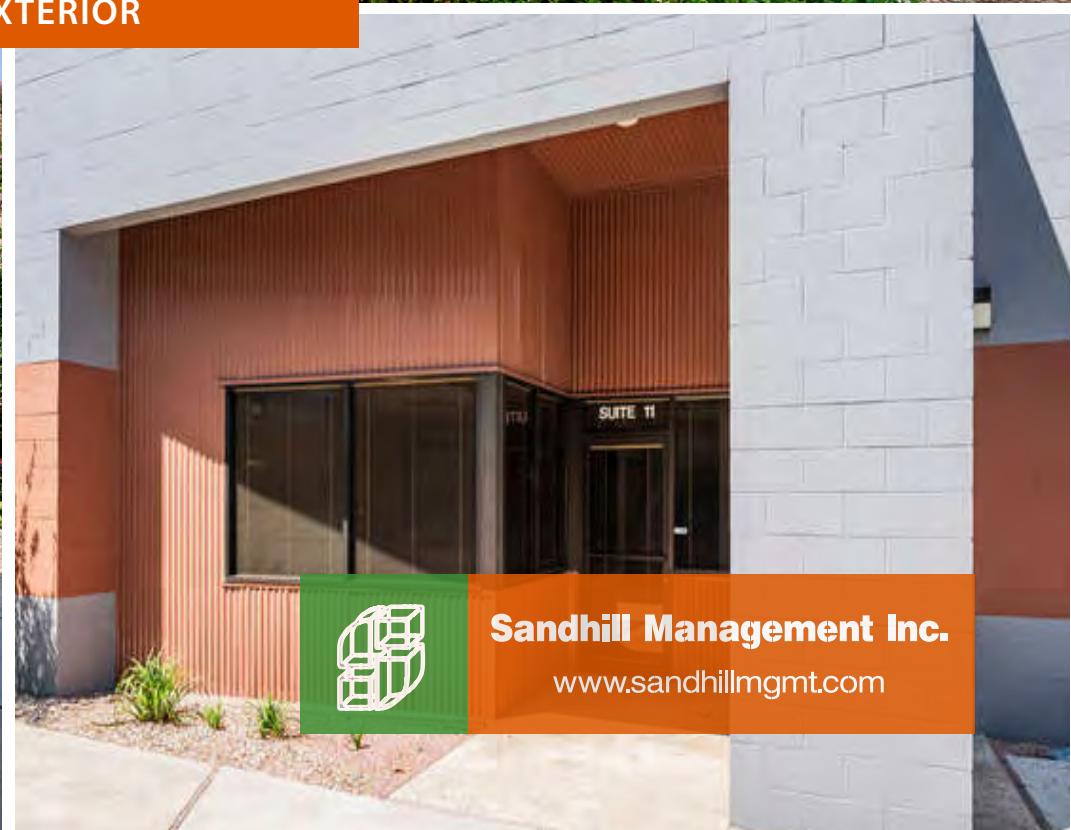
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UNIT EXTERIOR



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## WAREHOUSE INTERIOR



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## WAREHOUSE INTERIOR



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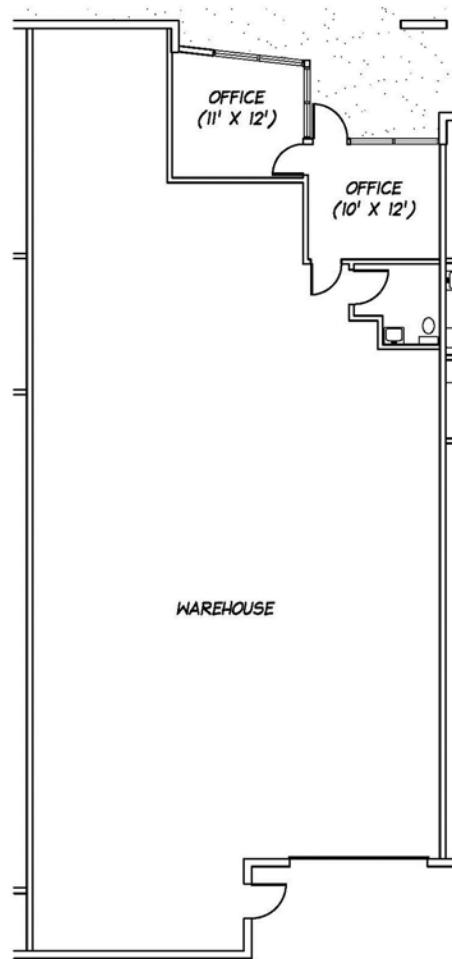


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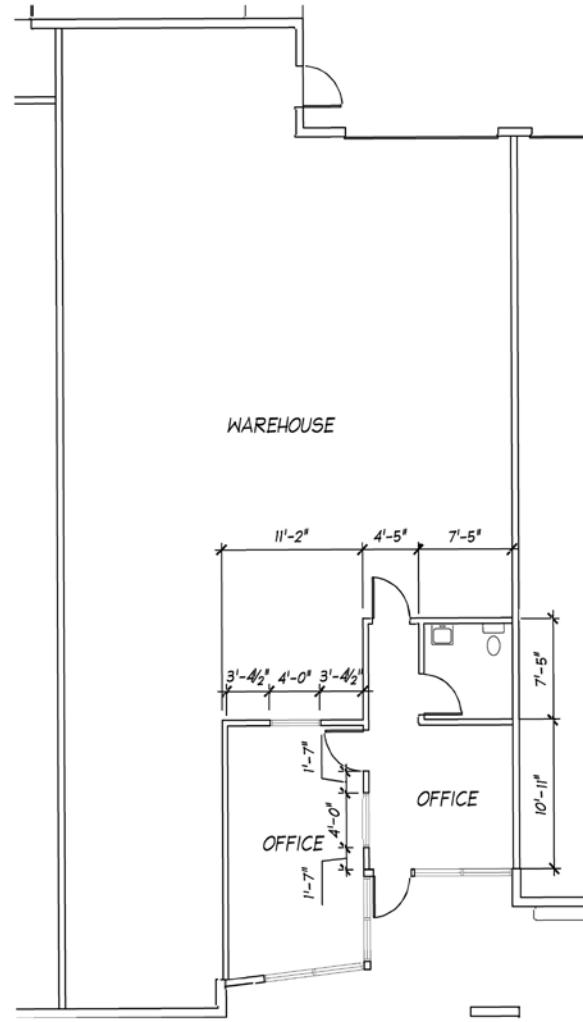
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## BLDG 1504 UNIT 2 FLOOR PLAN



## BLDG 1506 UNIT 11 FLOOR PLAN



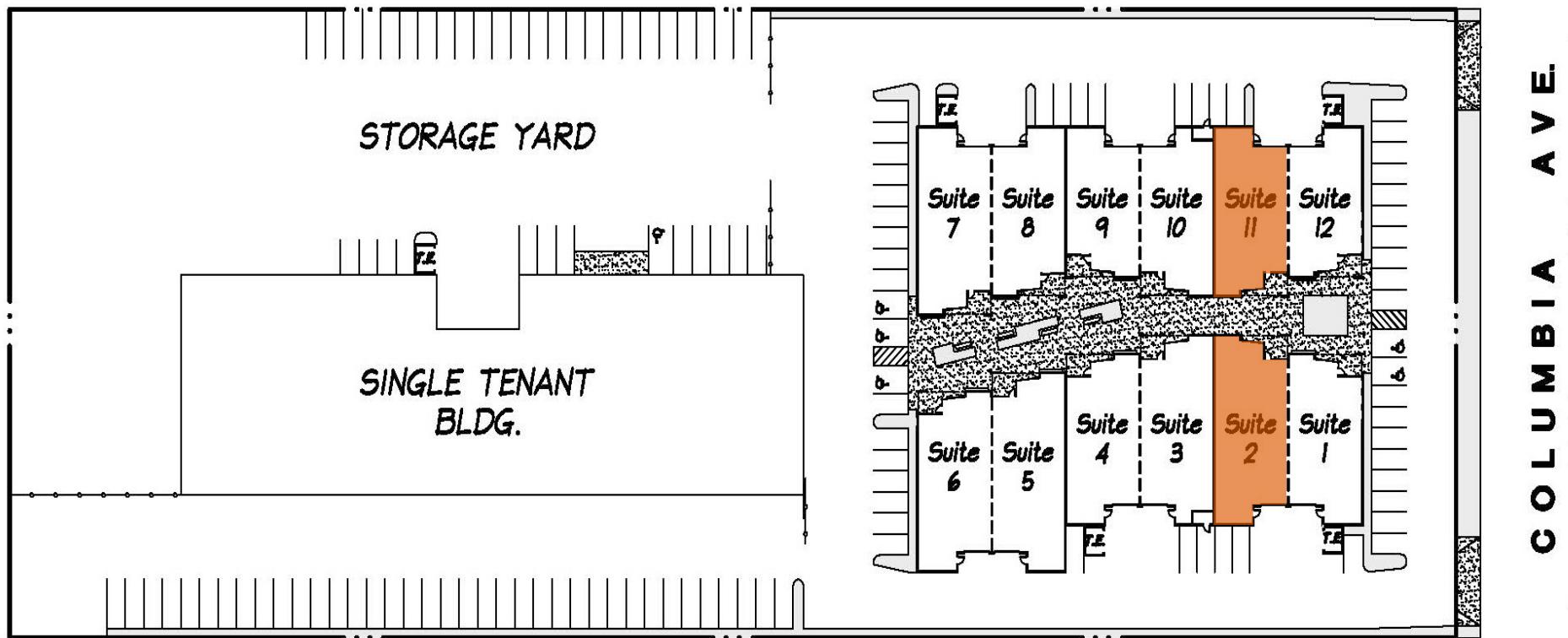
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# COLUMBIA AVENUE BUSINESS PARK SITE PLAN



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## SITE OVERVIEW



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## AREA OVERVIEW

Columbia Avenue Business Park

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