

**115,476 SF** | **AVAILABLE**  
EXTRA LARGE YARD W/ 34 TRAILER STALLS



## ALESSANDRO CORPORATE CENTER

2610 E. Alessandro Boulevard, Riverside | CA

**FREEWAY FRONTAGE**

### Property Features

- +/- 115,427 Square Foot Warehouse on +/- 9 Acres
- I-215 Freeway Frontage with Immediate Access
- +/- 6,773 SF of 2-Story Office
- State-of-the-Art Design and Construction
- 16 Dock High Loading Doors (9'x10')  
8 with 40,000 lb. Dock Levelers
- 2 Ground Level Loading Doors (14' x 16')
- ESFR Fire Sprinkler System
- 36' Warehouse Clearance at First Column
- 4,000 UGPS with 4,000 Amp Service
- Secured Truck Court with 34 Trailer Parking Stalls
- 2.5% Warehouse Skylights
- 70' Speed Bay w/ 60' x 56' Typical Bay Spacing
- Minimum 7" Concrete Floor Slab, MM-80 at Speed Bays
- Reduced Utility Rates via City of Riverside vs. SCE/PG&E (competing providers), Reducing Occupancy Costs

### Locator Map



visit: <https://riversideca.gov/utilities>

### Broker Information



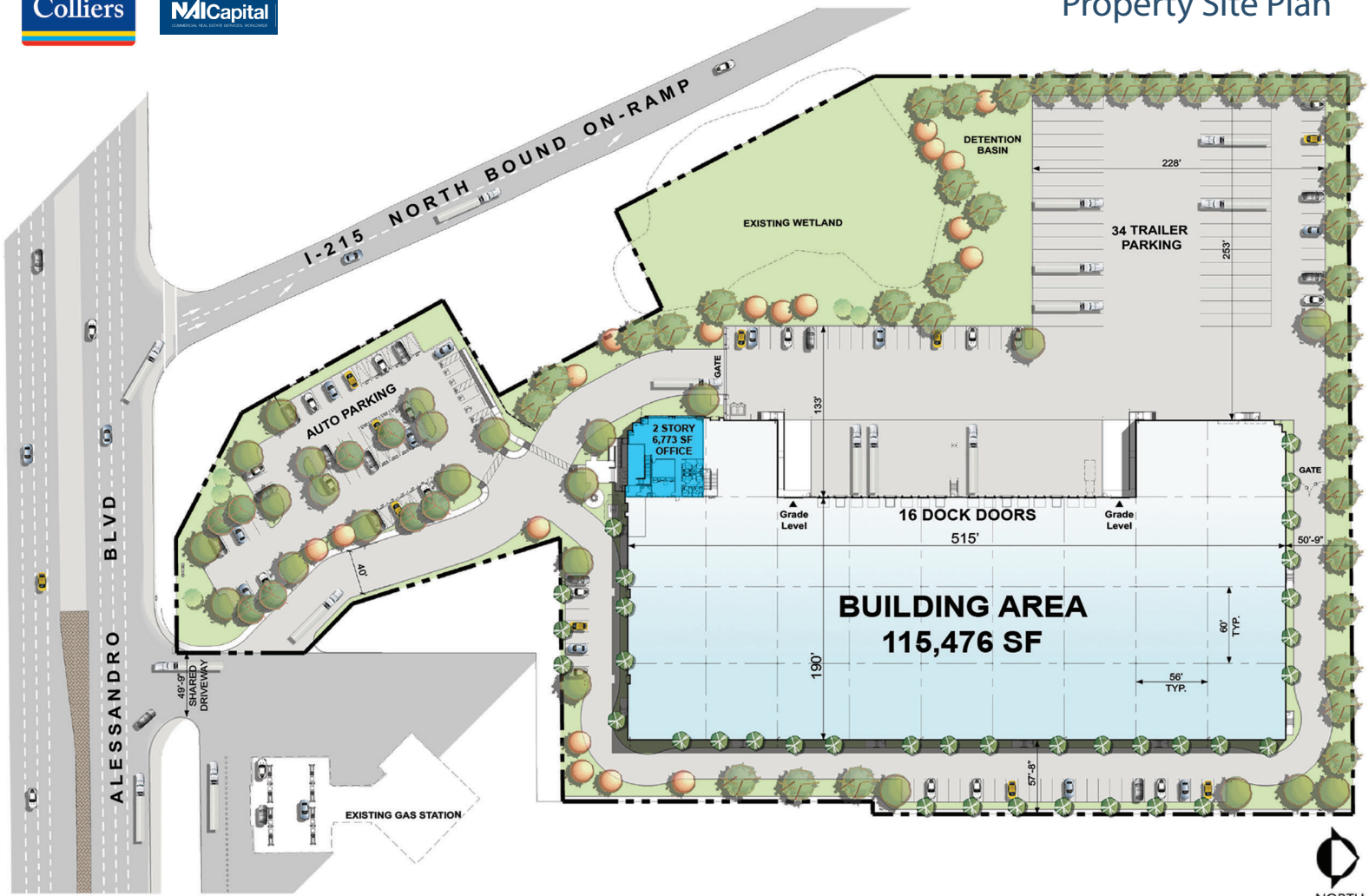
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# INDUSTRIAL WAREHOUSE

2610 E. Alessandro Blvd., Riverside



Office Layout

Ground Floor  
+/- 3,618 SF

Second Floor  
+/- 3,155 SF

+/- 6,773 Total SF



# INDUSTRIAL WAREHOUSE

+/- 115,476 SF

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