

RIVERSIDE LOGISTICS CENTER

BY TRANSWESTERN DEVELOPMENT COMPANY




TRANSWESTERN
DEVELOPMENT
COMPANY



FOR LEASE

±307,394 SF

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RIVERSIDE, CA 92501

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PROPERTY FEATURES

RIVERSIDE
LOGISTICS CENTER



±307,394
SF Building



±9,444
SF Office and
Mezzanine



L-Shaped
Cross Dock
Configuration



36'
Clear
Height



56' x 50'
Typical Column
Spacing



2 Access Points
Of Ingress
& Egress



Electric Truck
Charging
Ready



LED Lighting



200' Truck
Court Depth



Secured
Truck Court



63 Dock
High Doors



2 Grade
Level Doors



259 Auto
Parking Stalls



40 Dedicated
Trailer Stalls



4,000 Amps
of 480v/3P
electrical gear



35,000
LB Mechanical
Pit Levelers on
Every Other Door

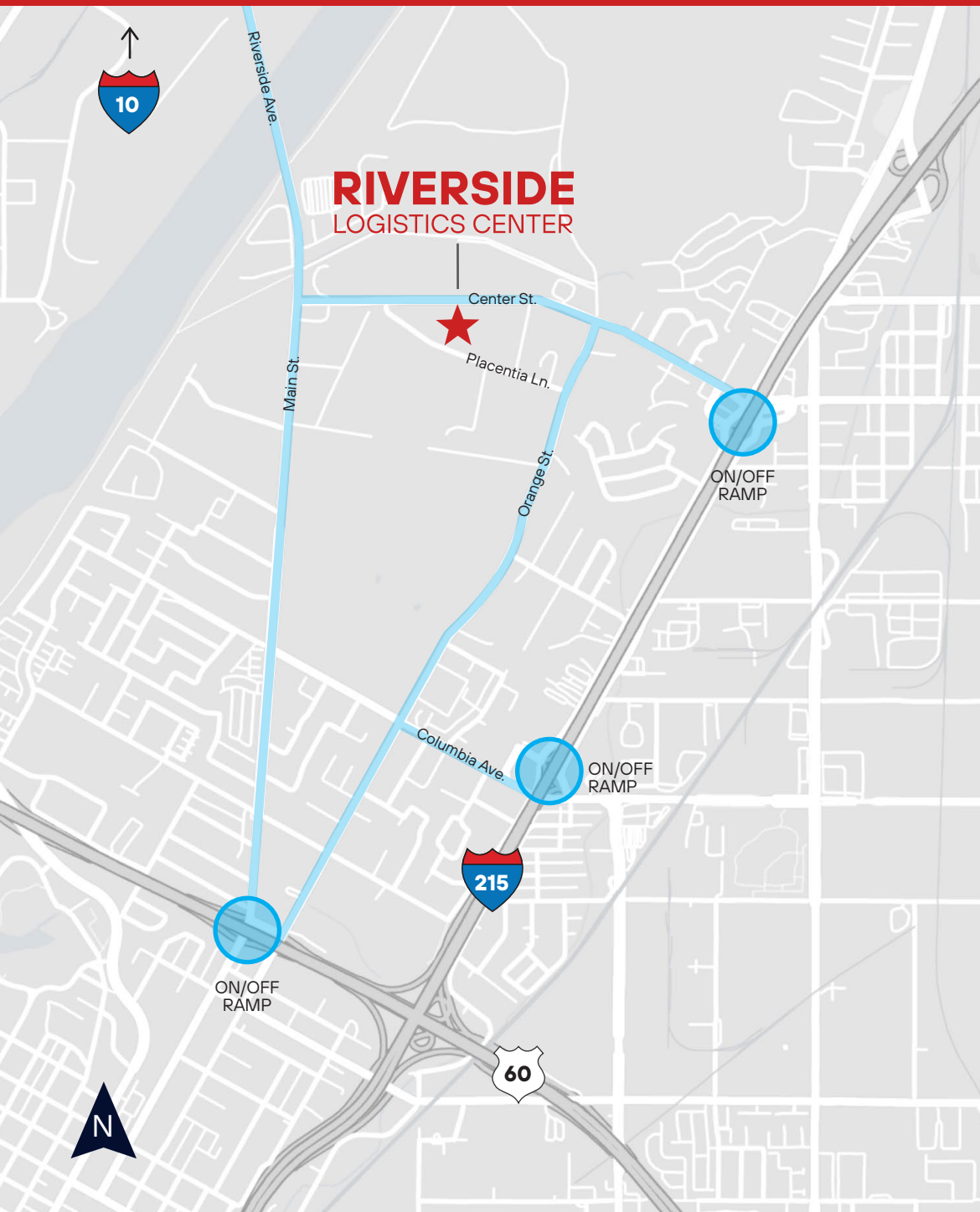


ESFR
Sprinkler System



LOCATION MAP & AERIAL

RIVERSIDE
LOGISTICS CENTER



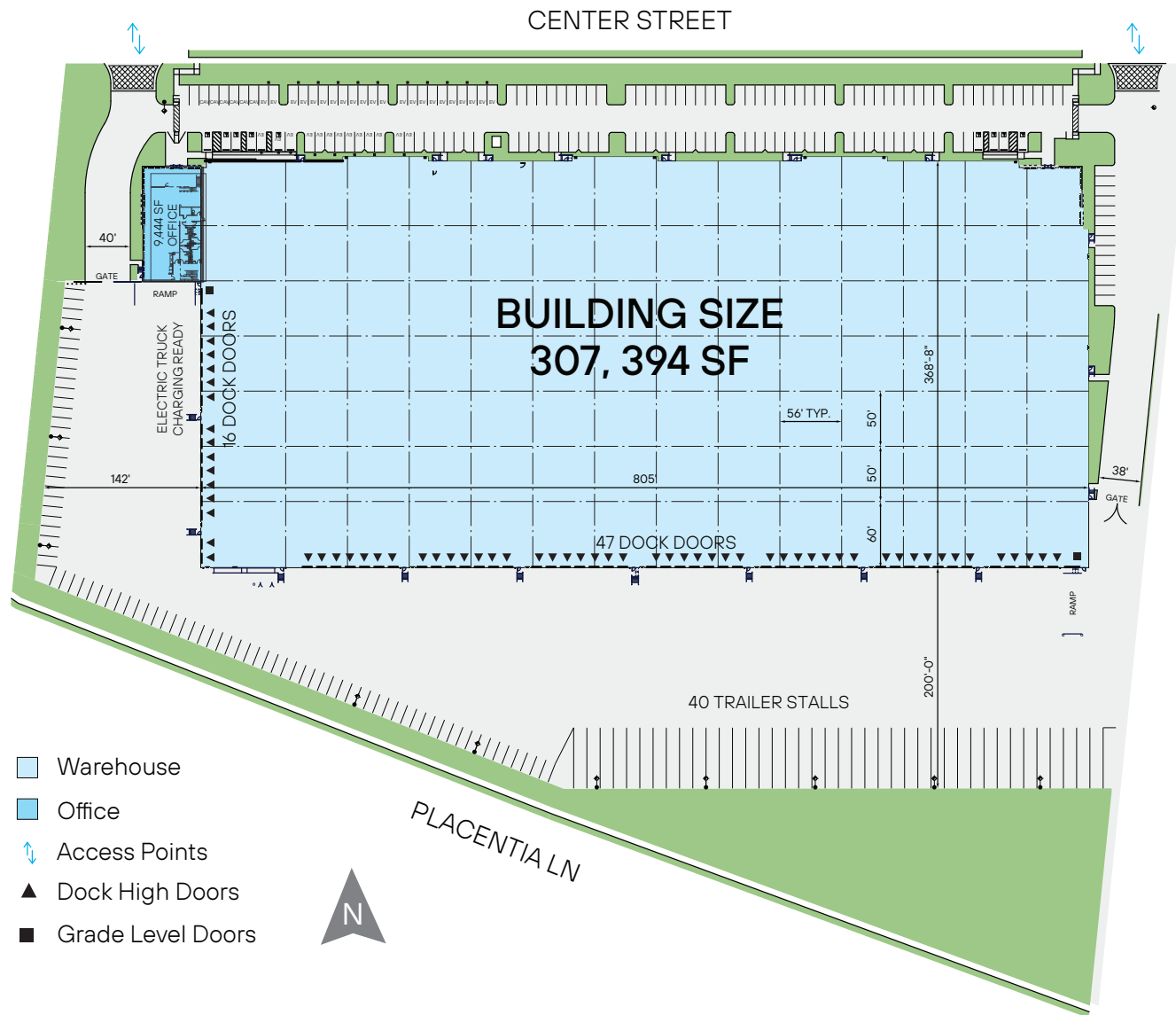
PROPERTY RENDERING

RIVERSIDE
LOGISTICS CENTER

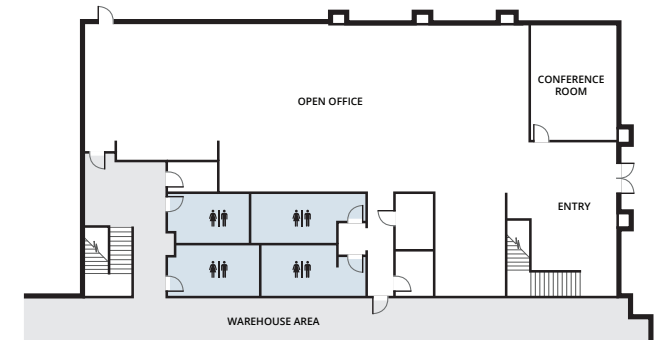


CONCEPTUAL SITE PLAN

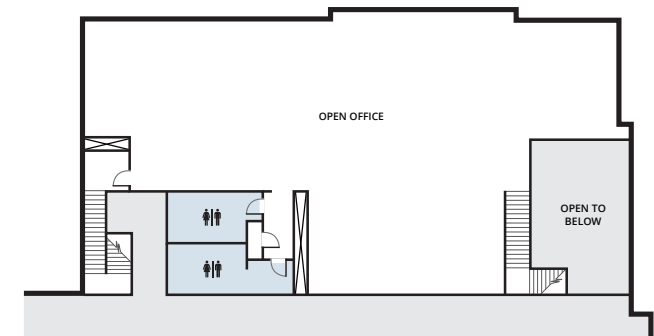
RIVERSIDE
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1st Floor Office



2nd Floor Office



SAMPLE RACKING PLAN - OPTION 1

RIVERSIDE
LOGISTICS CENTER

Total Pallet Positions

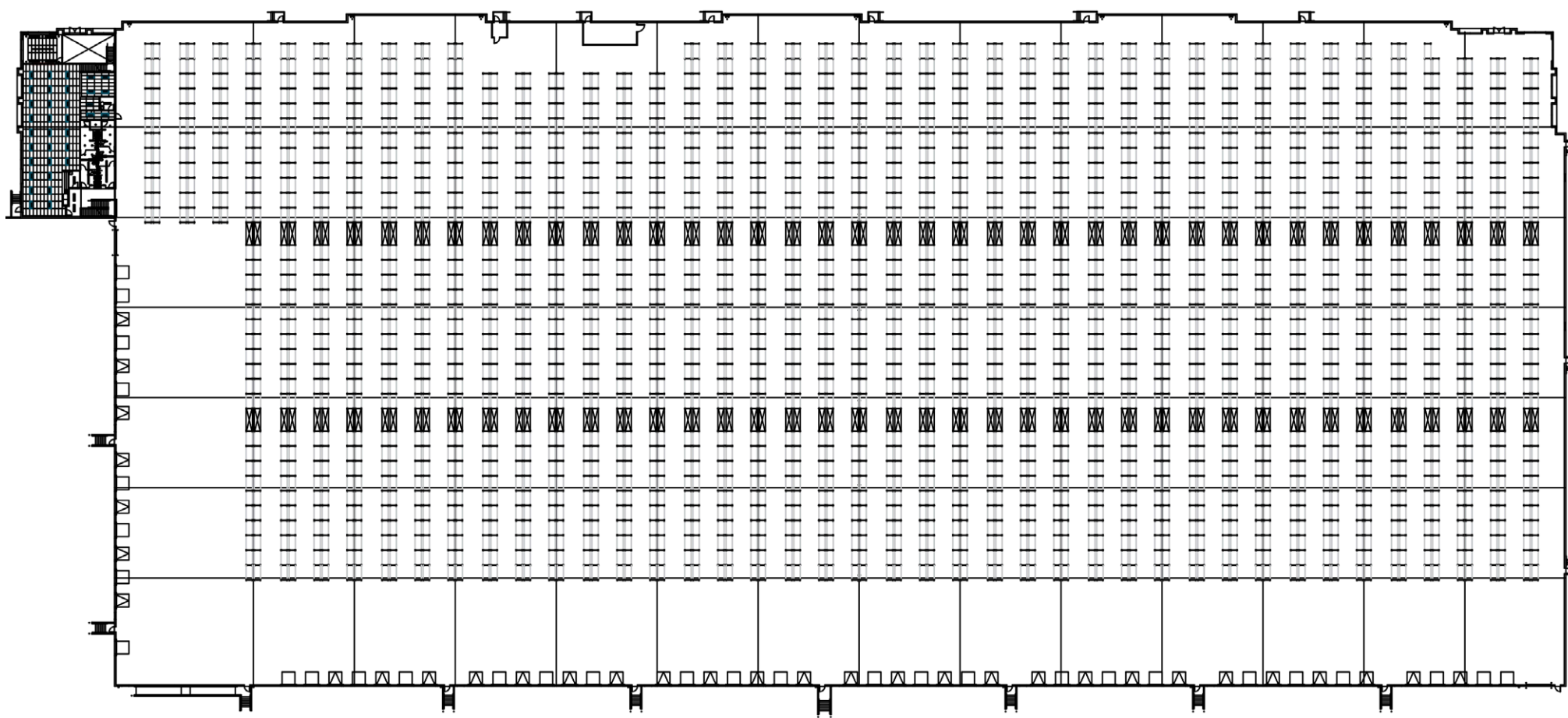
@56": 33,200 pallets

@64": 27,700 pallets

10' Aisles

96" Storage Beams

144" Tunnel Beams



SAMPLE RACKING PLAN - OPTION 2

RIVERSIDE
LOGISTICS CENTER

Total Pallet Positions

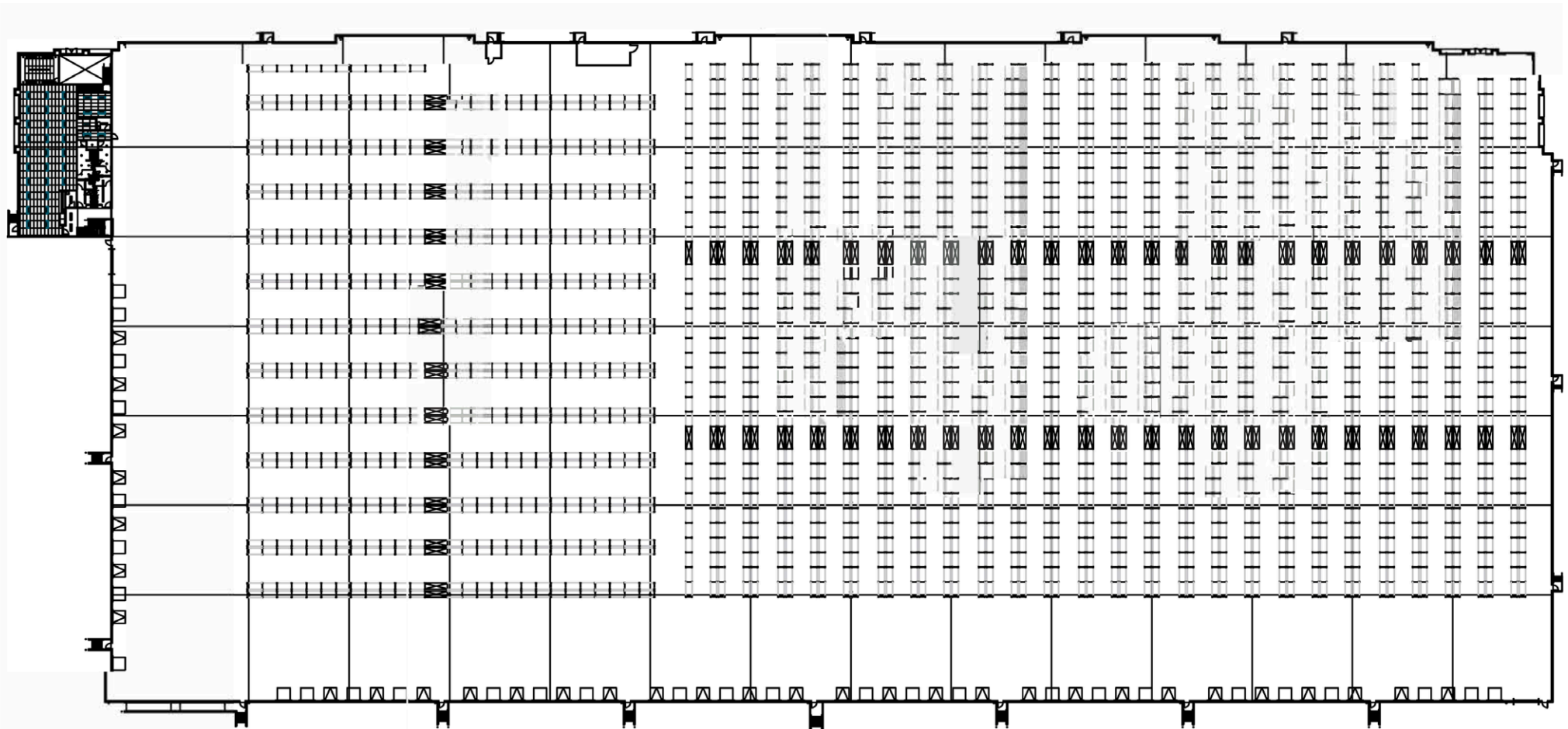
@56": 32,800 pallets

@64": 27,400 pallets

10' Aisles

96" Storage Beams

144" Tunnel Beams



SAMPLE RACKING PLAN - OPTION 3

RIVERSIDE
LOGISTICS CENTER

Total Pallet Positions

@56": 43,200 pallets

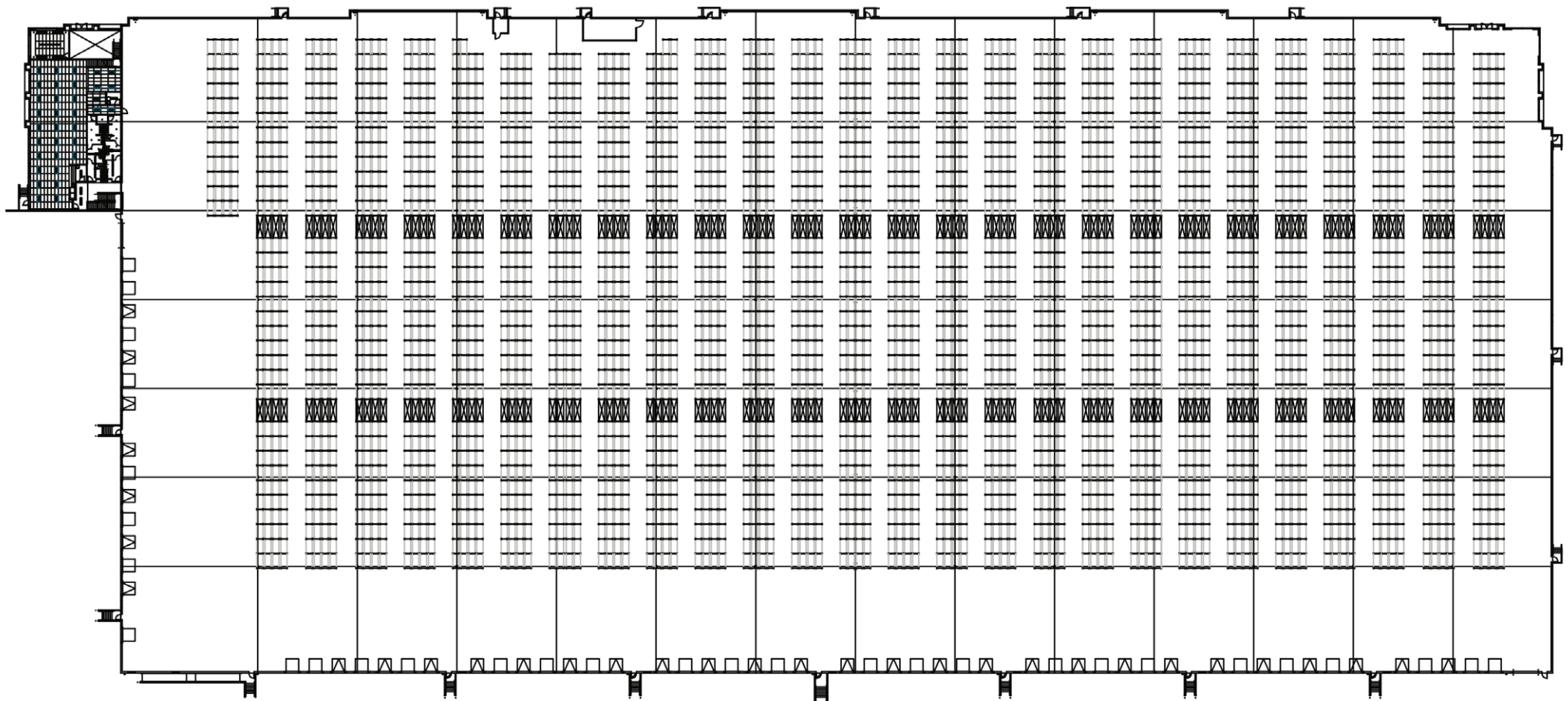
@64": 36,000 pallets

10' Aisles

96" Storage Beams

144" Tunnel Beams

Double Deep Pallets

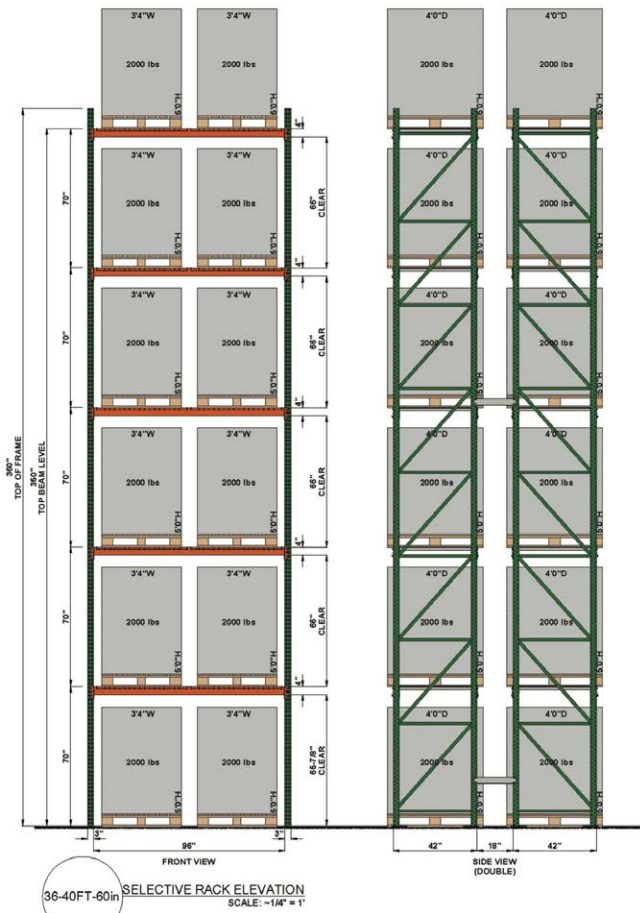


RACKING PLAN

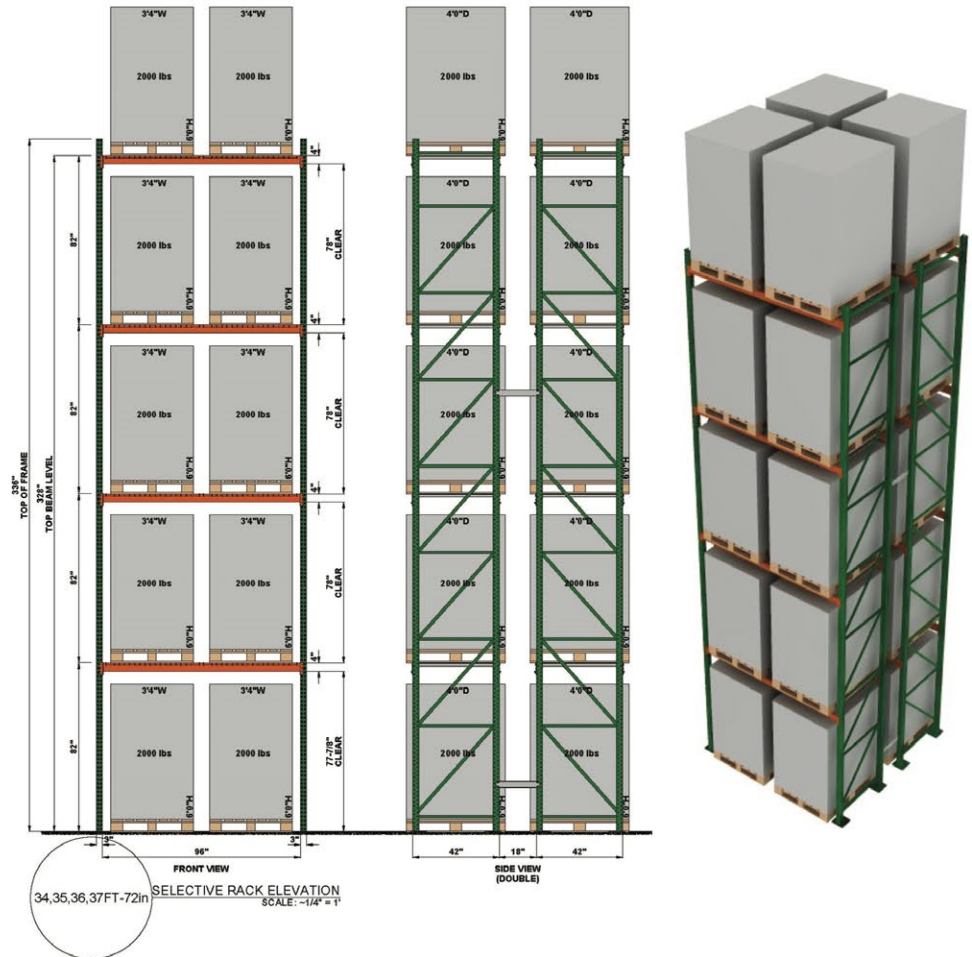
RIVERSIDE
LOGISTICS CENTER

36" BUILDING CLEARANCE

56" Pallets



64" Pallets



TRANSPORTATION & INTERMODAL MAP

RIVERSIDE
LOGISTICS CENTER



FREEWAYS

I-215	0.7 mi
CA-60	2.2 mi
I-10	3.8 mi

AIRPORTS

Ontario International Airport	17.1 mi
Los Angeles International Airport	71.6 mi

INTERMODAL/PORTS

UP Intermodal Yard	4.1 mi
Ports of Los Angeles & Long Beach	71.6 mi



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