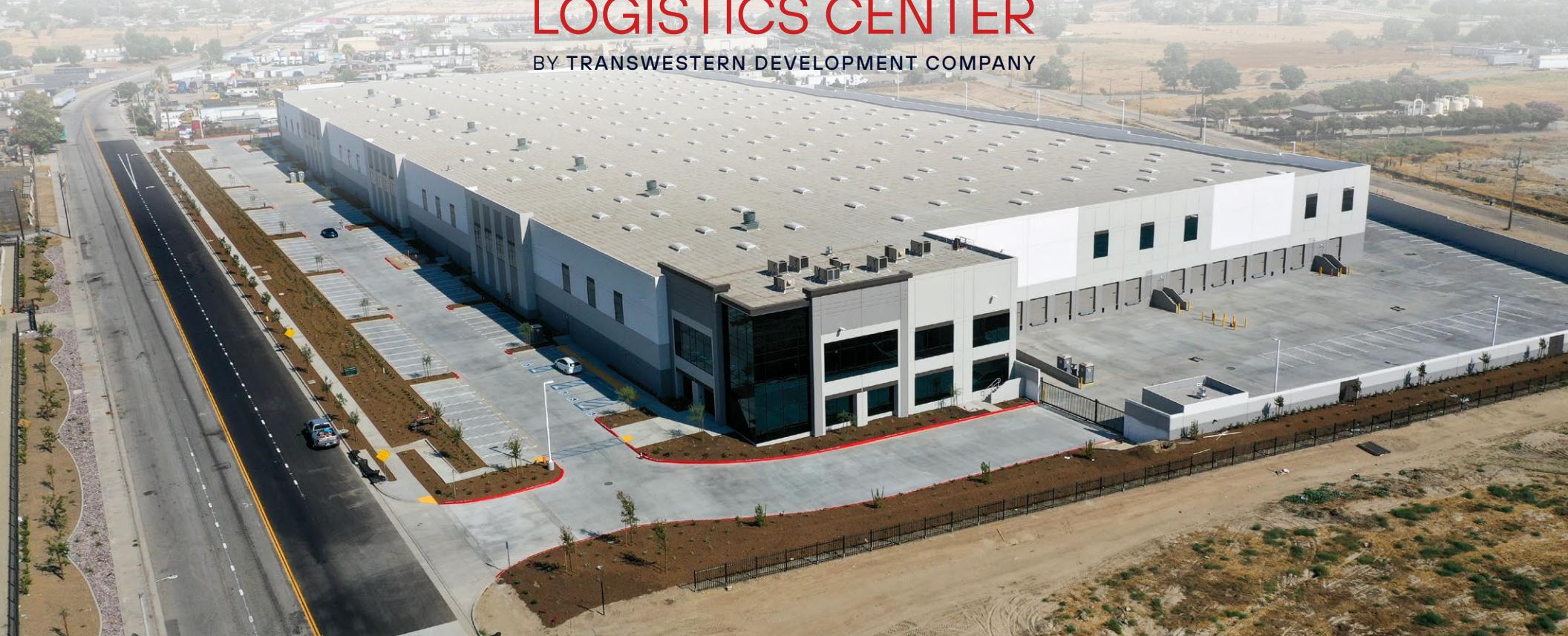


RIVERSIDE LOGISTICS CENTER

BY TRANSWESTERN DEVELOPMENT COMPANY



FOR LEASE
±307,394 SF

3650 CENTER STREET,
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

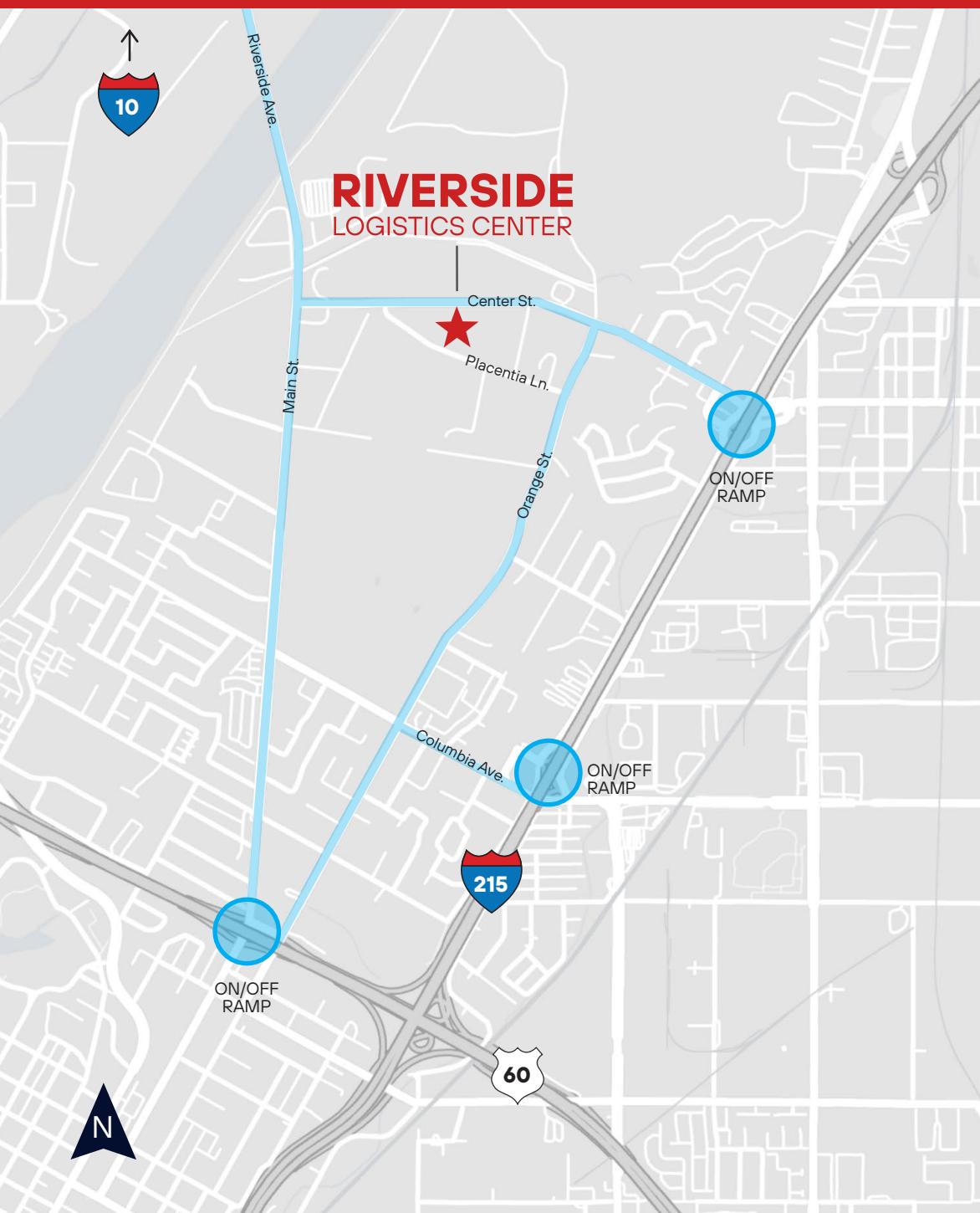


ESFR
Sprinkler System



LOCATION MAP & AERIAL

RIVERSIDE
LOGISTICS CENTER



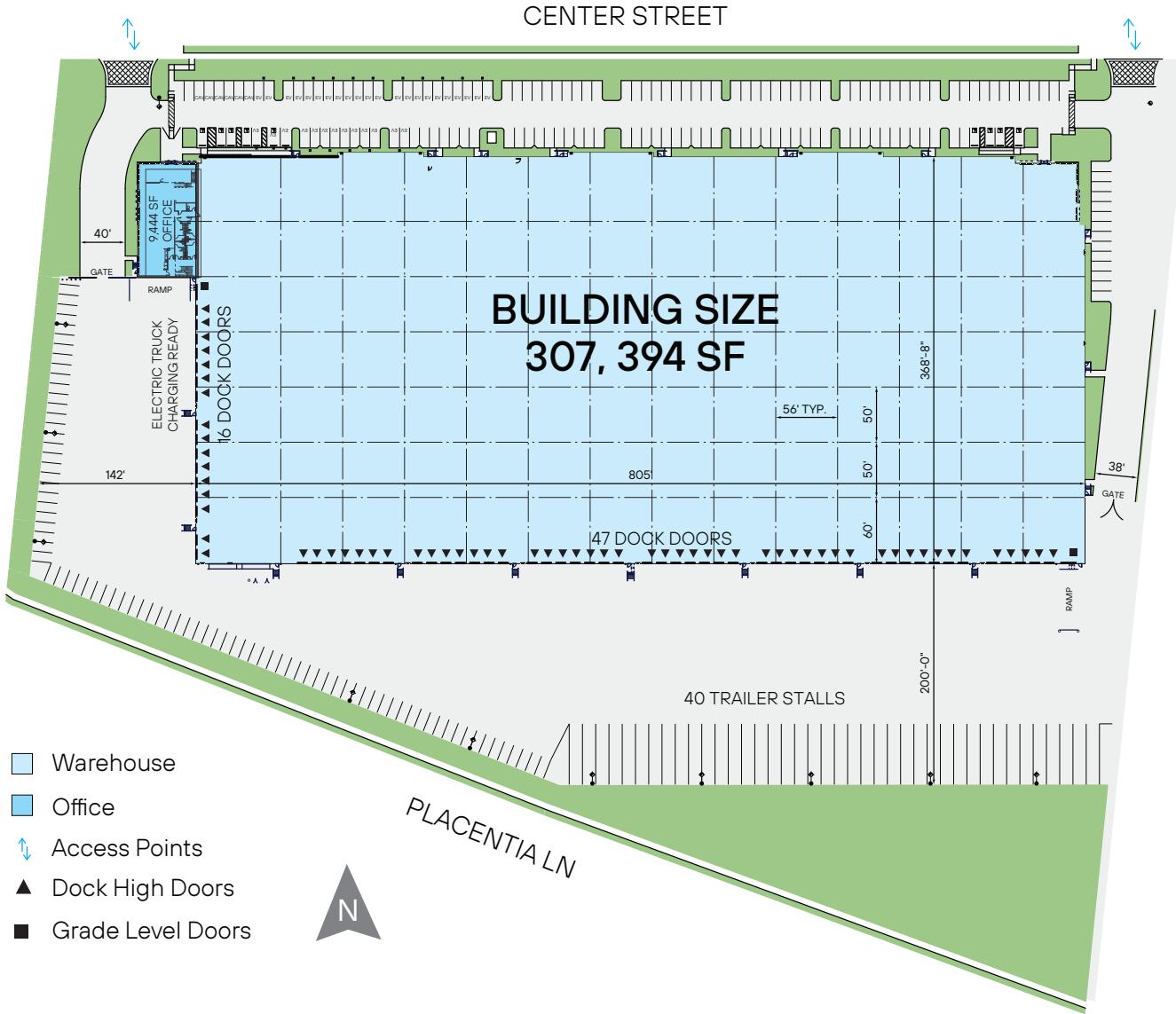
PROPERTY RENDERING

RIVERSIDE
LOGISTICS CENTER

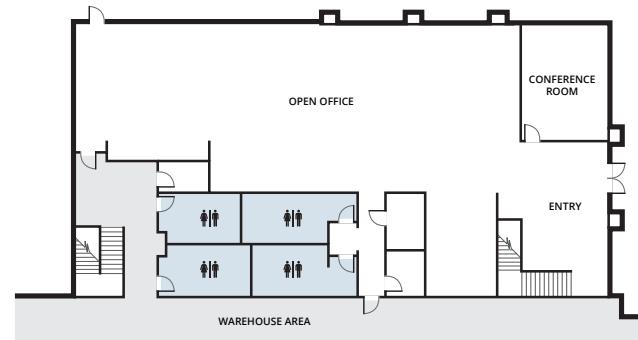


CONCEPTUAL SITE PLAN

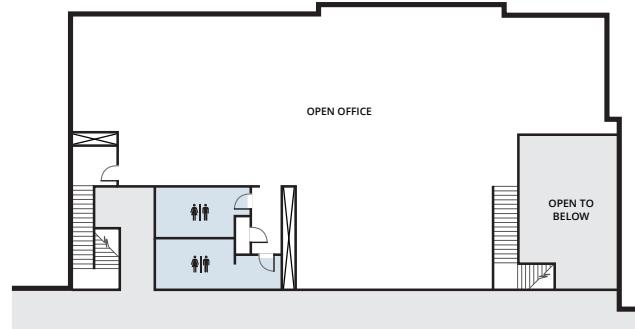
RIVERSIDE
LOGISTICS CENTER



1st Floor Office



2nd Floor Office



Parking spaces are approximate and to be verified. All site and building features illustrated are to be verified; they are estimated and are not to scale.

- Warehouse
- Office
- Access Points
- Dock High Doors
- Grade Level Doors



SAMPLE RACKING PLAN - **OPTION 1**

RIVERSIDE LOGISTICS CENTER

Total Pallet Positions

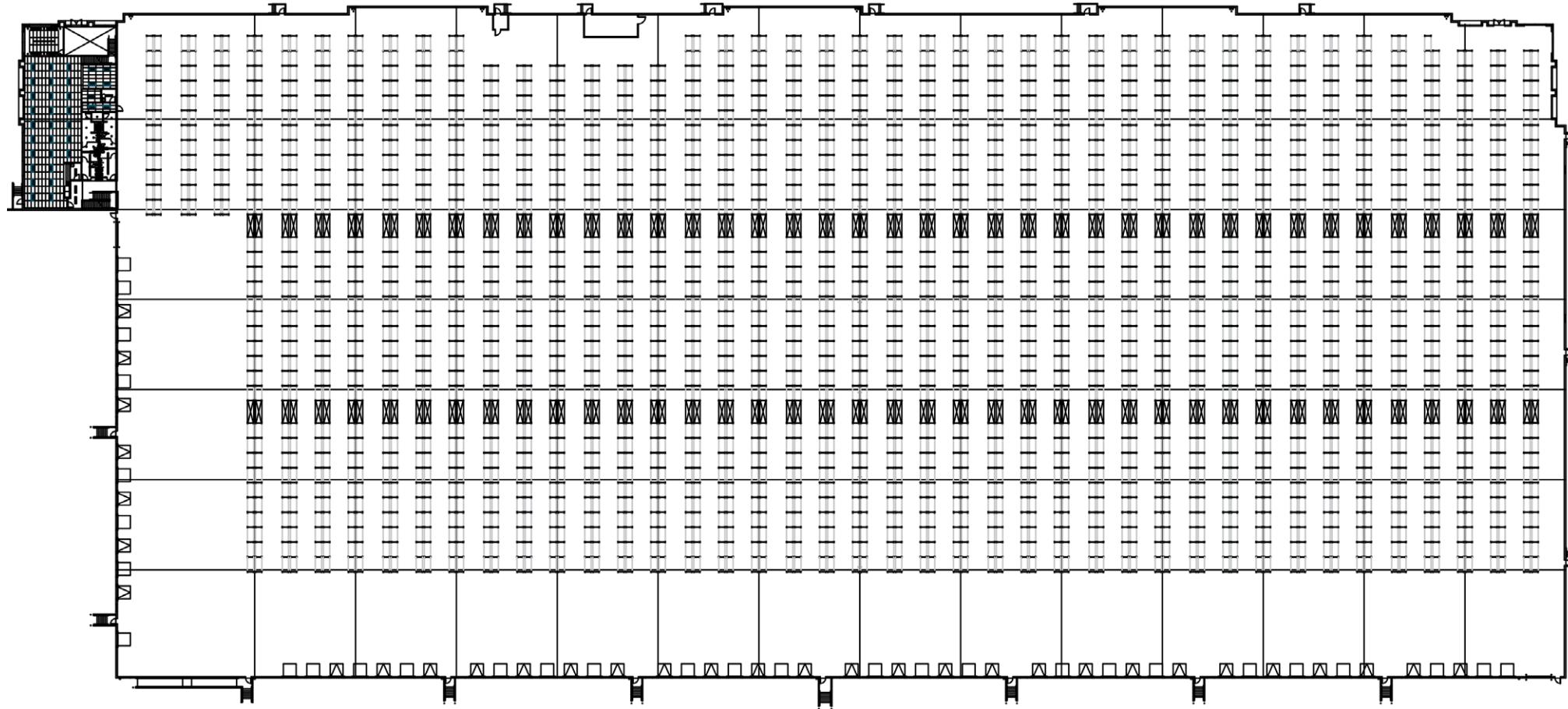
@56": 33,200 pallets

@64": 27,700 pallets

10' Aisles

96" Storage Beams

144" Tunnel Beams



RAYMOND | **WEST**
INTRALOGISTICS SOLUTIONS

Contact: Greg Hanoian
Phone: 562.447.5891
Email: greg.hanoian@raymondwest.com

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

SAMPLE RACKING PLAN - **OPTION 2**

RIVERSIDE
LOGISTICS CENTER

Total Pallet Positions

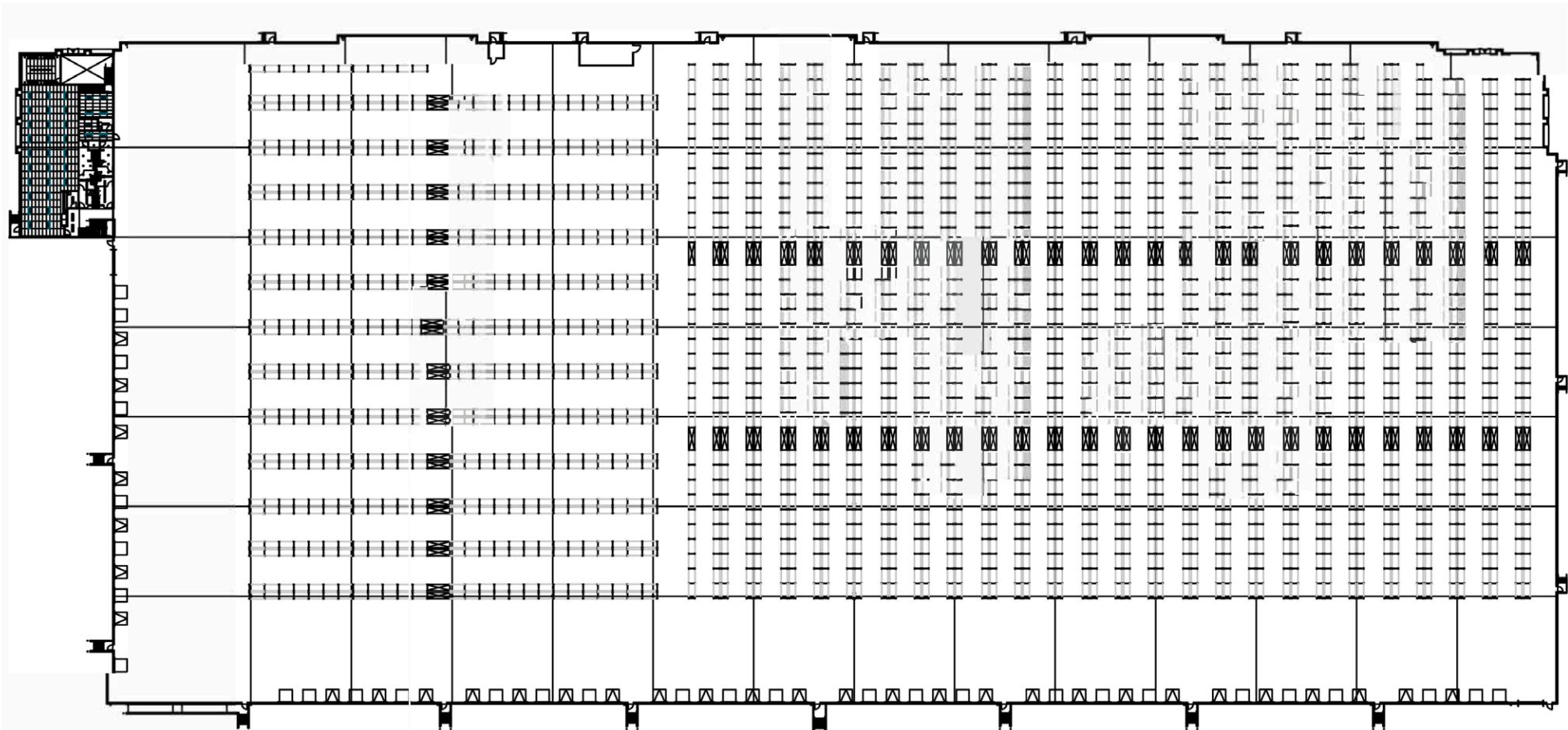
@56": 32,800 pallets

@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

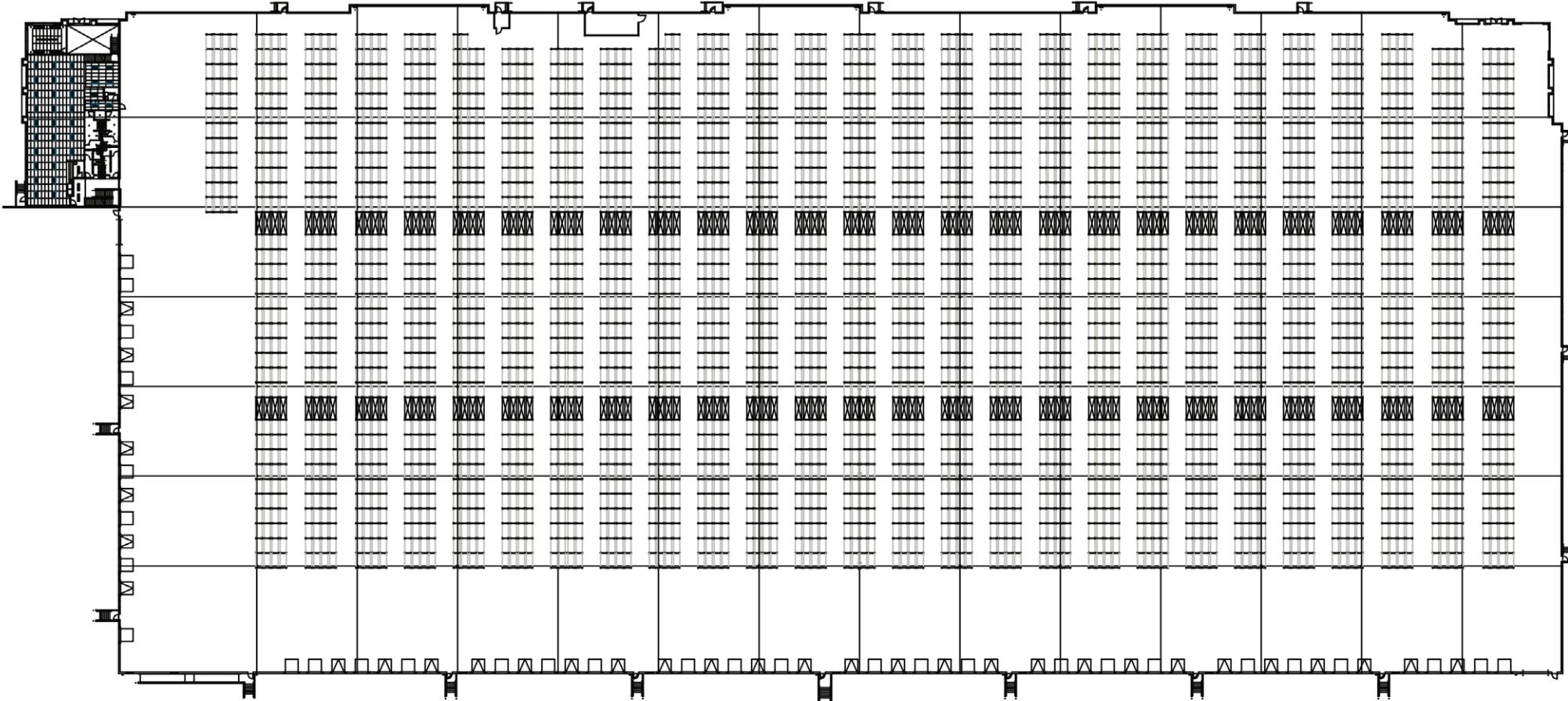
@64": 36,000 pallets

10' Aisles

96" Storage Beams

144" Tunnel Beams

Double Deep Pallets

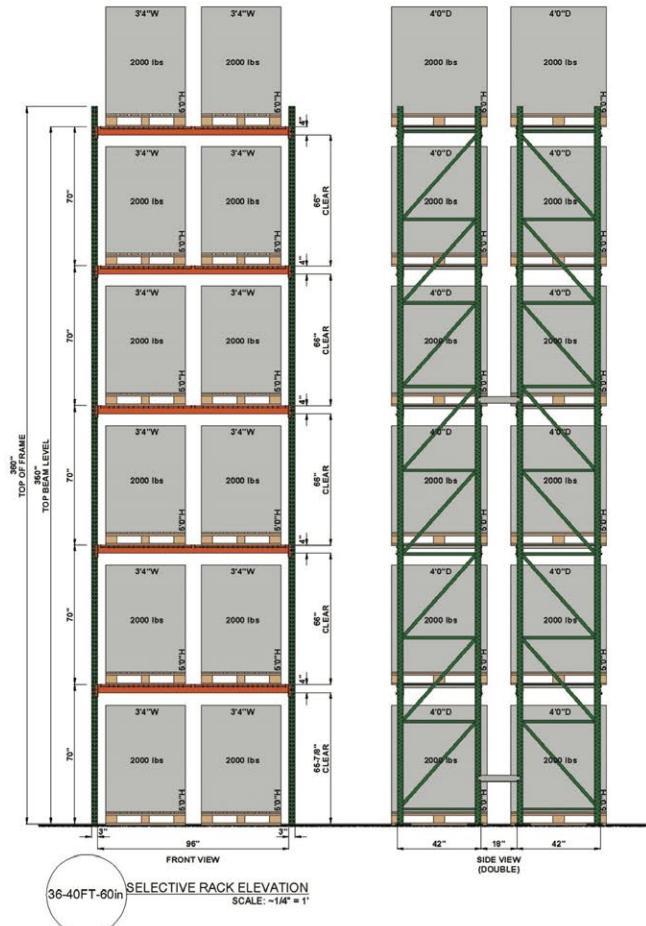


RACKING PLAN

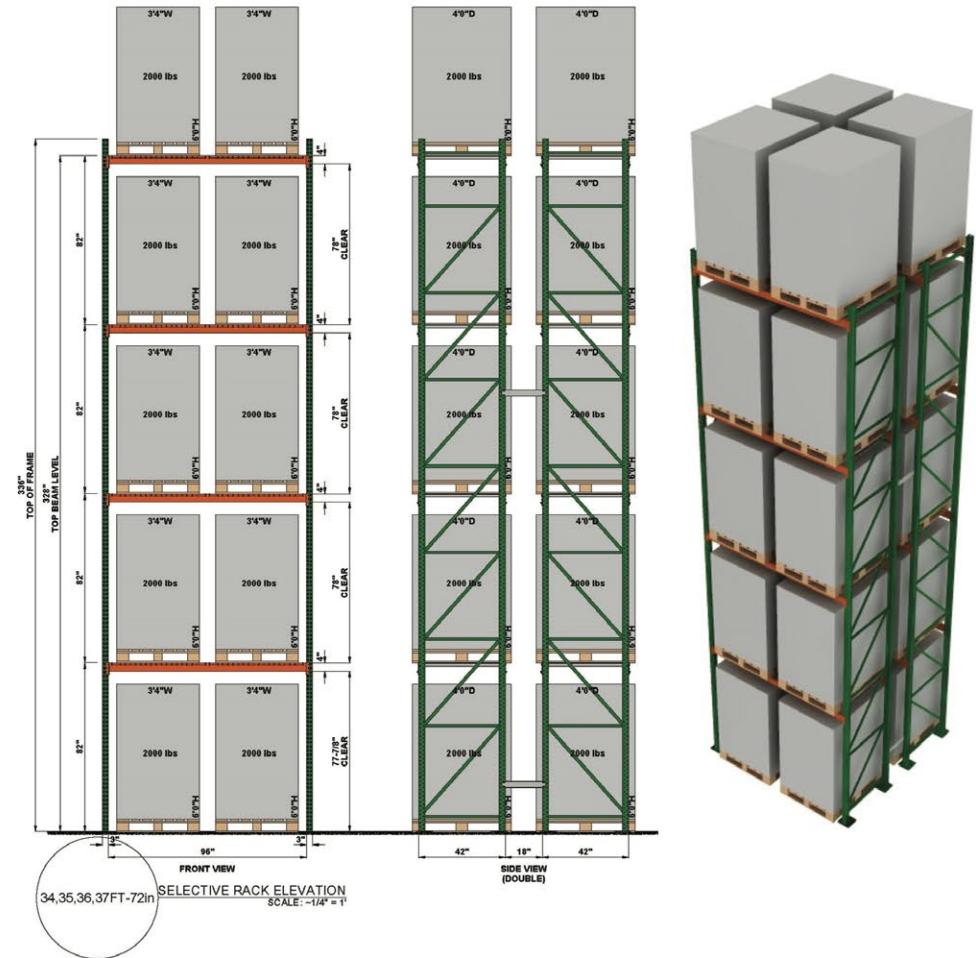
RIVERSIDE
LOGISTICS CENTER

36" BUILDING CLEARANCE

56" Pallets

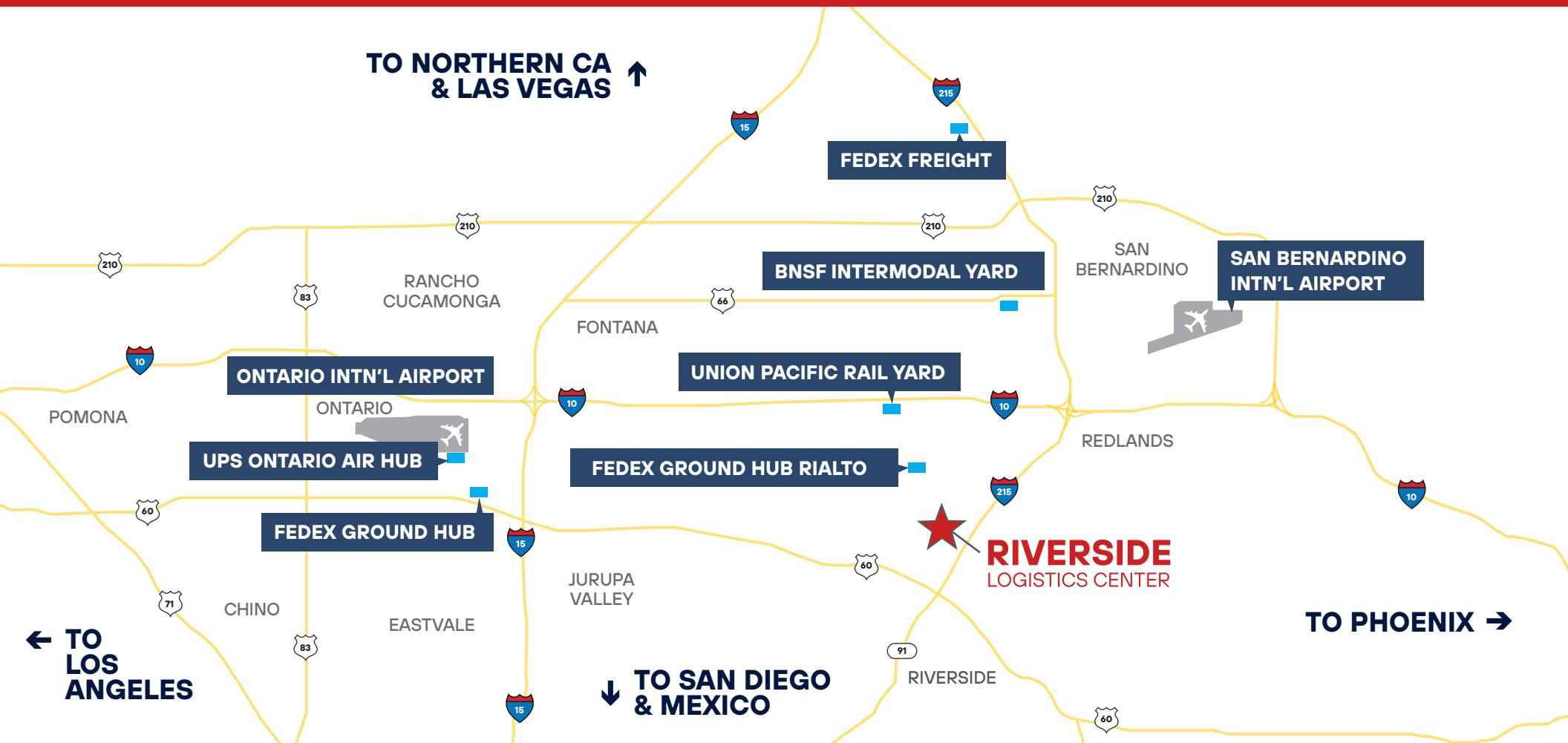


64" Pallets



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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