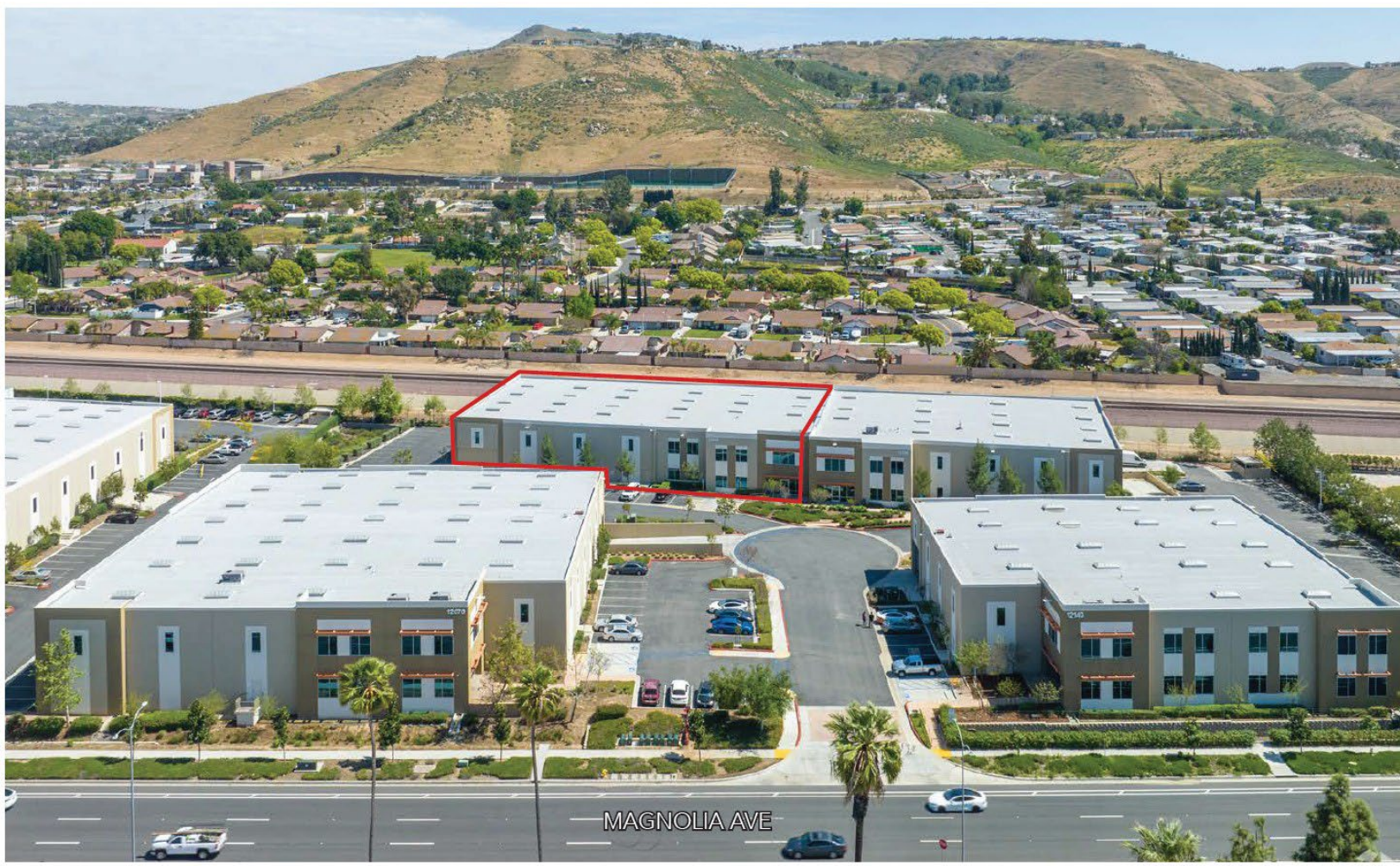


Investment Building Group

owner/developer

**22,150 sq. ft. freestanding
building for sale or lease in
Riverside**

- ☐ First Class Business Park
- ☐ Freeway convenient location
- ☐ 26 ft. clear height / ESFR fire protection
- ☐ Dock High and Grade level loading
- ☐ Securable private yard



ADDRESS:

12080 Magnolia Avenue, Riverside CA 92503



FREEWAY CLOSE LOCATION: Less than ½ mile of easy highway access to the Riverside (91) freeway via both Magnolia Avenue and Pierce Street on/off ramps

SITE FEATURES:

- ☐ Fee Ownership in a First-Class Business Park with Major Street Identity in Western Riverside
- ☐ Flexible Riverside BMP Industrial Zoning
- ☐ Lot size of 1.08 acres
- ☐ No HOA fees
- ☐ Onsite parking for 35 automobiles
- ☐ Securable Yard

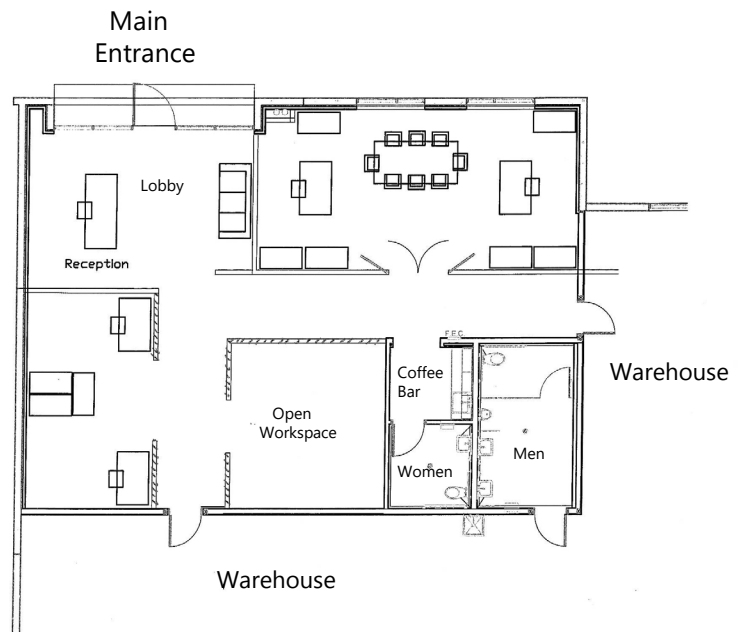
BUILDING FEATURES:

- ☐ 1,900 sq. ft. of offices/restrooms with bonus mezzanine above for 2nd story office expansion
- ☐ 26 feet of warehouse clear height
- ☐ 2 dock high and 1 grade level truck loading
- ☐ ESFR (K25 @20 PSI) warehouse fire system
- ☐ Wide 50'x54' warehouse column spacing
- ☐ 4,000 psi steel-reinforced floor slab
- ☐ Highly efficient LED lighting throughout
- ☐ 3% skylights for improved warehouse daylighting
- ☐ 800 amps of 480-volt dedicated and expandable electric service under favorable Riverside Power utility rates

Office Features

The 1,900 sq. ft. of modern flex office space includes a coffee bar and tiled men and women's restrooms.

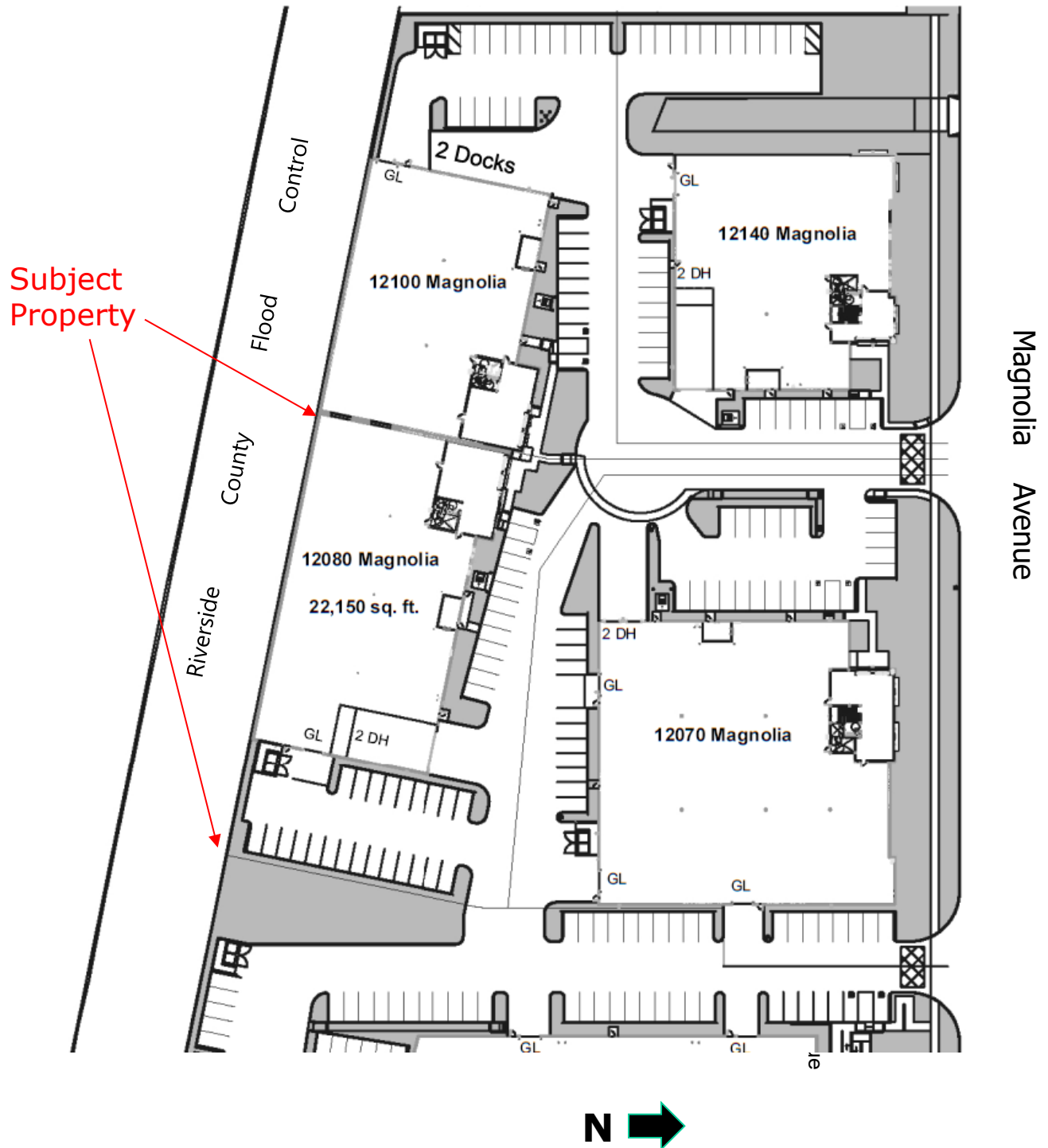
A preplanned stairway area in the bonus mezzanine above is provides convenient second floor windowed office expansion.



Investment Building Group
owner/developer
5100 Campus Drive, Suite 300
Newport Beach, CA 92660
(949) 263-1111

12080 Magnolia Avenue, Riverside

SITE PLAN





12080 Magnolia, Riverside CA 92503



Project Location

for information:
Investment Building Group
(949) 263-1111 **www.ibg-usa.com**
or your broker