

±400,000 & ±203,100 SF
FOR SALE OR LEASE

SYCAMORE HILLS DISTRIBUTION CENTER

1304 E. ALESSANDRO BLVD & 7267 BARTON ST | RIVERSIDE, CA

TWO-BUILDING
DISTRIBUTION
PARK

MARIO CALVILLO
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LEASING BY

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DEVELOPED BY

**ROCKEFELLER
GROUP**



BUILDING A SPECIFICATIONS: 1304 E. Alessandro Blvd

BUILDING AREA	±400,000 SF
OFFICE AREA	±3,068 SF
CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	4,000 AMP, 277/480 VOLTS (4,000 AMP UGPS) SERVICE PROVIDED BY RIVERSIDE PUBLIC UTILITIES
GL DOORS	4 GROUND LEVEL DOORS (12' X 14')
DH DOORS	88 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±130'- ±240' SECURED TRUCK COURT
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	388 AUTO STALLS
TRAILER STALLS	110 TRAILER PARKING STALLS
SECURED YARD	YES
SOLAR ARRAY	88 KWDC (± 96 AMPS OF ADDITIONAL POWER DURING MID DAY HOURS)
FTZ	FTZ #244 ENABLED*

BUILDING B SPECIFICATIONS: 7267 Barton St

BUILDING AREA	±203,100 SF
OFFICE AREA	±3,236 SF
CLEAR HEIGHT	36' CLEAR HEIGHT AT FIRST COLUMN
SPRINKLER	ESFR (K-25 HEADS)
SLAB	7" CONCRETE FLOOR SLAB
POWER	2,000 AMP, 277/480 VOLTS (4,000 AMP UGPS) SERVICE PROVIDED BY RIVERSIDE PUBLIC UTILITIES
GL DOORS	2 GROUND LEVEL DOORS (12' X 14')
DH DOORS	34 DOCK HIGH DOORS (9' X 10')
BAY SPACING	56' X 60' TYPICAL COLUMN SPACING
TRUCK COURT	±182' SECURED TRUCK COURT
SKYLIGHTS	2.5% SKYLIGHTS
CAR PARKING	235 AUTO STALLS
TRAILER STALLS	45 TRAILER PARKING STALLS
SECURED YARD	YES
SOLAR ARRAY	47 KWDC (± 44 AMPS OF ADDITIONAL POWER DURING MID DAY HOURS)
FTZ	FTZ #244 ENABLED*

**Reach out to Rockefeller Foreign Trade Zone Services (RGFTZS) for Activation Inquiries*

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SITE PLAN



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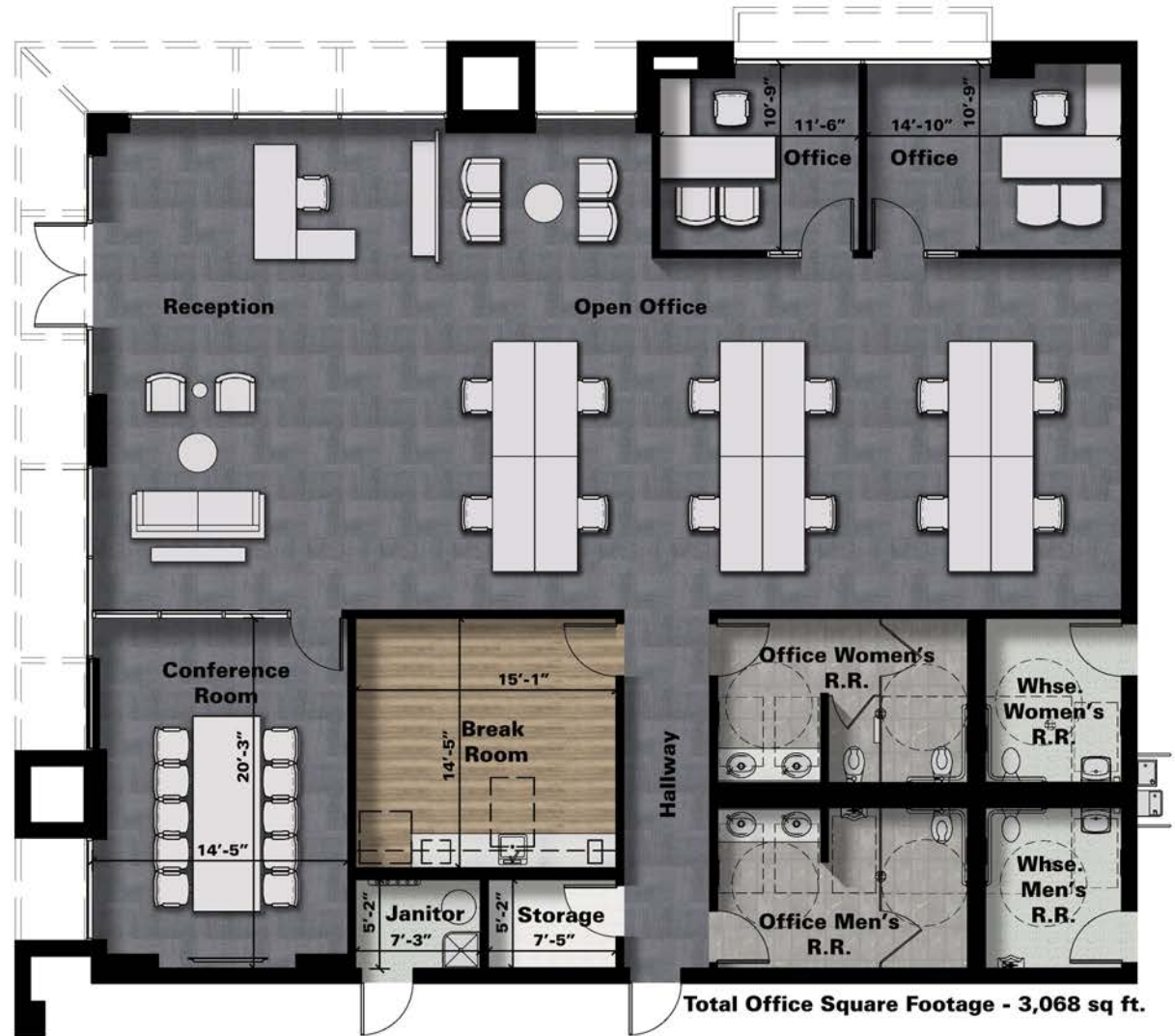
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OFFICE PLAN
BUILDING A
±3,068 SF



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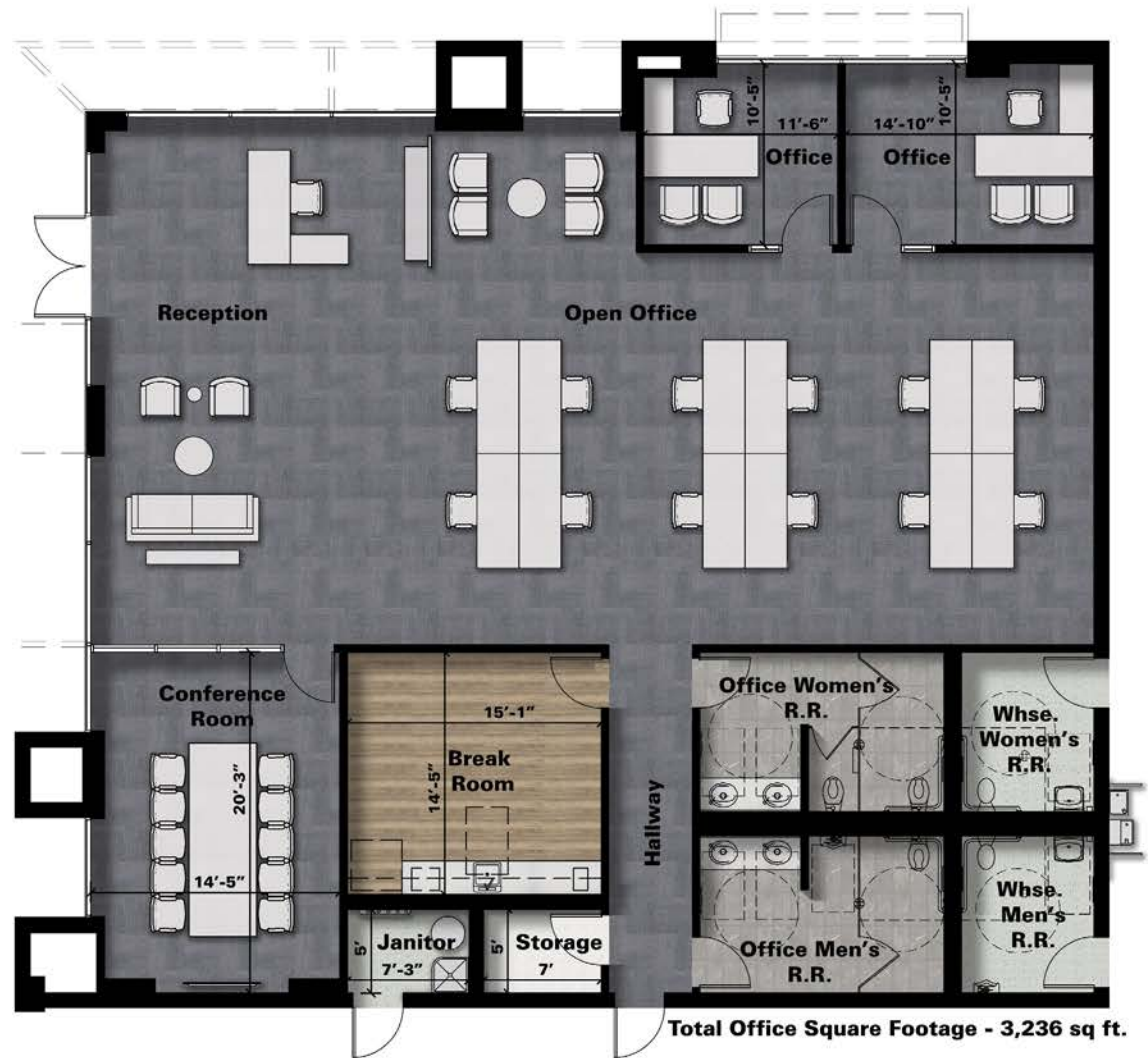
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OFFICE PLAN
BUILDING B
±3,236 SF



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SYCAMORE HILLS DISTRIBUTION CENTER

BARTON ST



Dressbarn

ALESSANDRO BLVD



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FOR MORE INFORMATION

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