

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 1/2 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

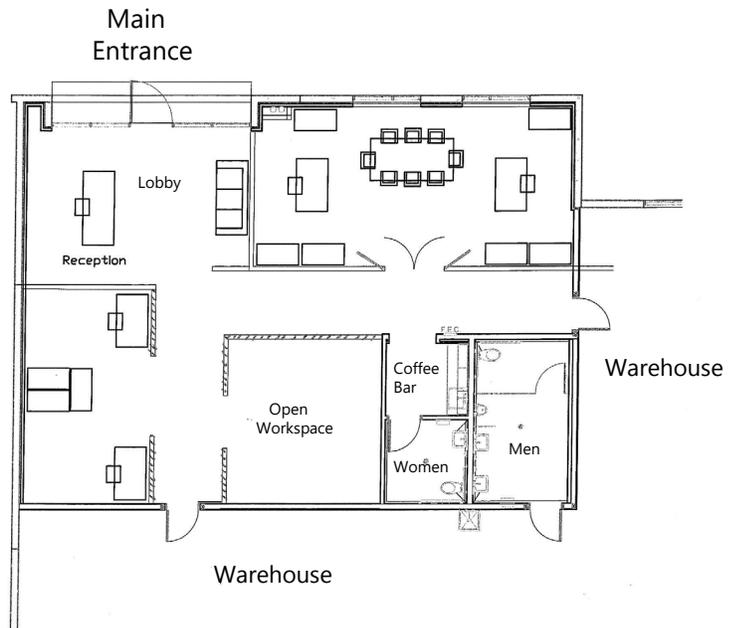
BUILDING FEATURES:

- 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.

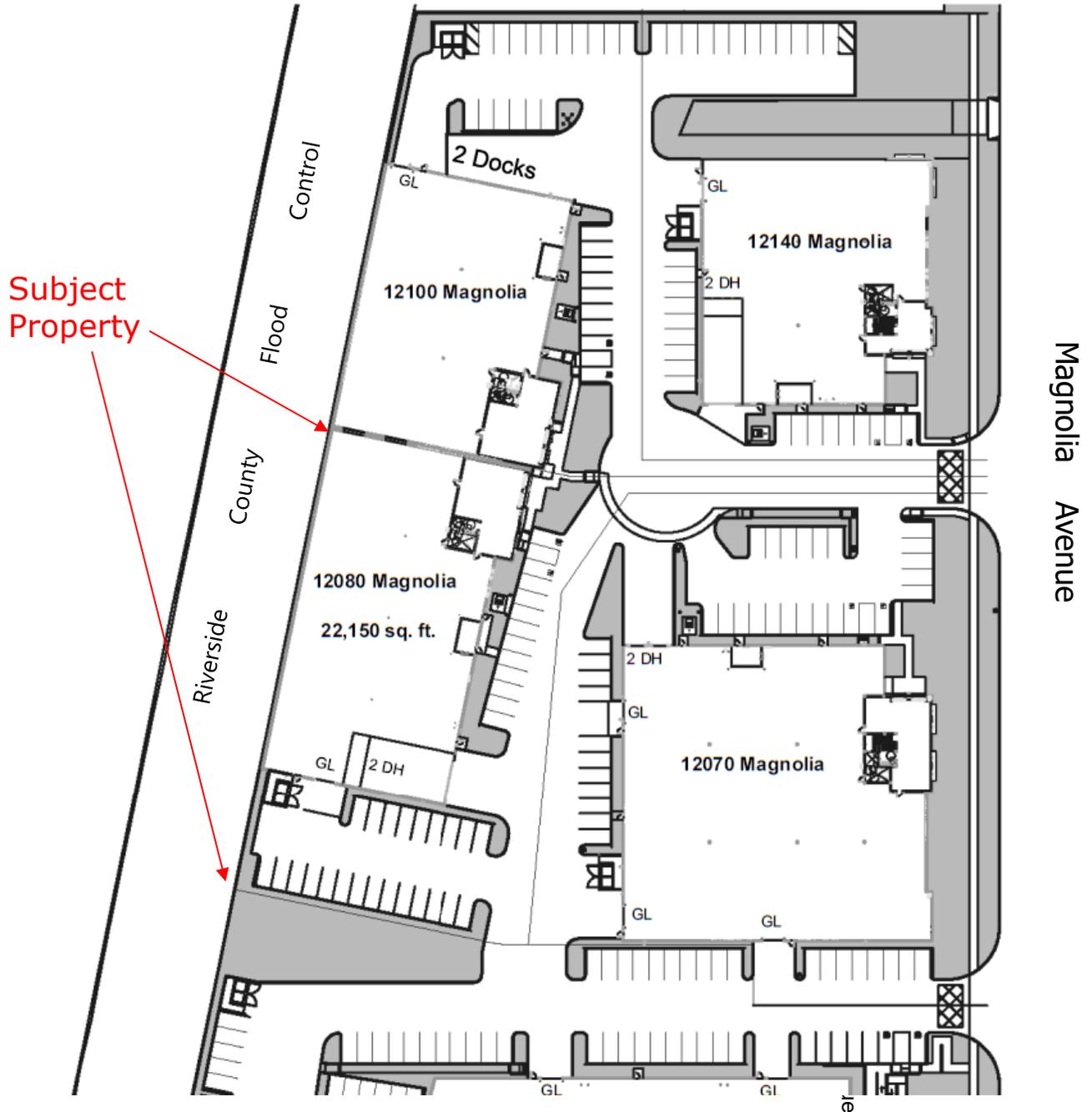
A preplanned stairway area in the bonus mezzanine above is provides convenient second floor windowed office expansion.



Investment Building Group
owner/developer
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(949) 263-1111

12080 Magnolia Avenue, Riverside

SITE PLAN





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Project Location

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