

Investment Building Group

owner/developer

**40,200 sq. ft.
available in Riverside**

- High identity on Alessandro Boulevard in the Sycamore Canyon Business Park
- Retail showroom ready
- Dock high and grade loading
- 26 ft. warehouse clear height
- ESFR fire sprinkler system



ADDRESS:

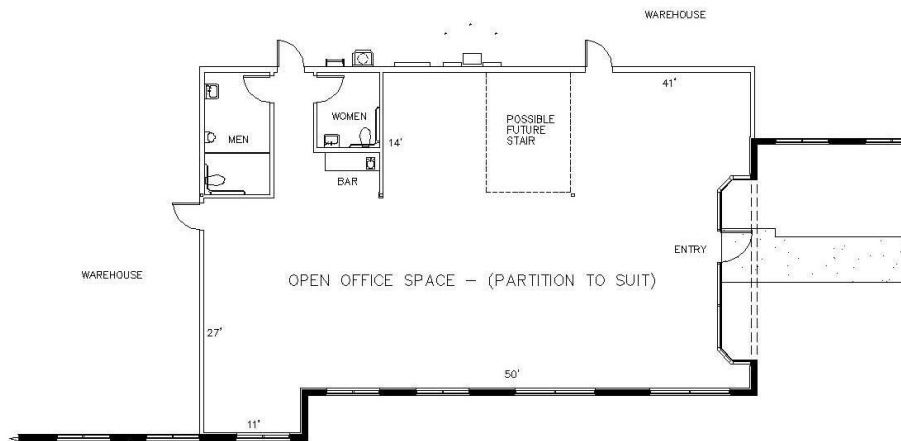
2150 E. Alessandro Boulevard
Riverside, CA 92506



Close freeway access to the 215 and 60 freeways via the Alessandro on/off ramps

FEATURES:

- Conveniently located in the Sycamore Canyon Business Park with excellent identity on Alessandro Boulevard
- Retail showroom ready with customer storefront in place
- Approximately 2,250 sq. ft. of office space with *bonus mezzanine* above for future second story expansion
- 4 dock high truck loading doors with load levelers
- 1 grade level door available
- Low maintenance 70' concrete truck loading apron
- 26' warehouse truss height at first column
- ESFR warehouse fire protection system for cost saving high pile storage use
- Durable 6" (steel-reinforced 4,000 PSI concrete) floor slab
- Wide 56' x 50' bay spacing for easy rack layout
- 600 amps of 480 volt 3 phase electric power, expandable
- 3% skylights for excellent warehouse day lighting
- Efficient metal halide warehouse lighting
- Ample parking for over 50 cars (2 acre site)
- Flexible MP/BP/SP Industrial zoning
- 2023-2024 Property taxes: \$ 54,000



The 2,250 sq. ft of generously windowed offices feature a flexible open floor-plan with high ceilings, tiled restrooms and a preplanned interior stairway to take advantage of the bonus mezzanine for future 2nd floor windowed office expansion.

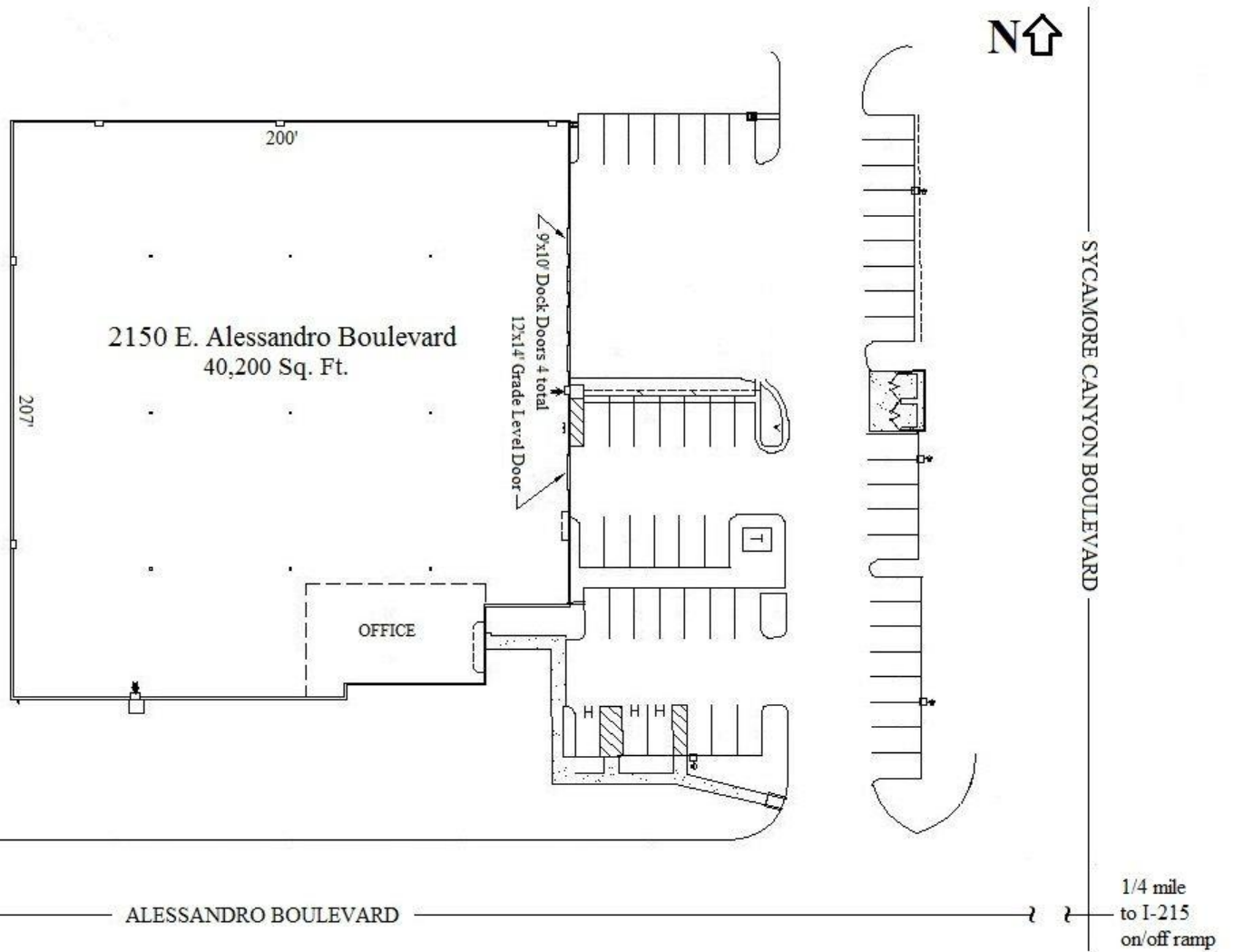
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Riverside, California 92506**

for information:
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