

# Investment Building Group

owner/developer

19,100 sq. ft. available  
in Riverside

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



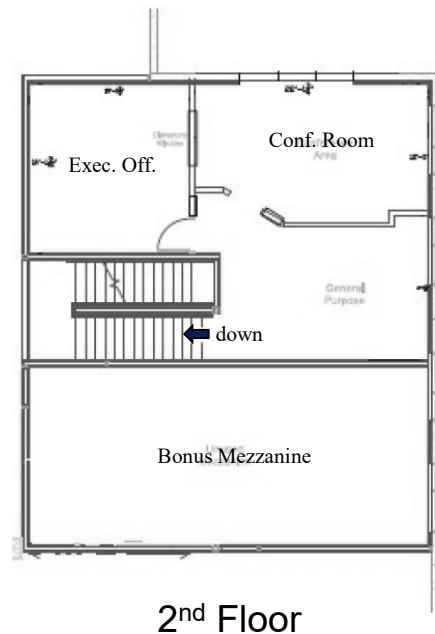
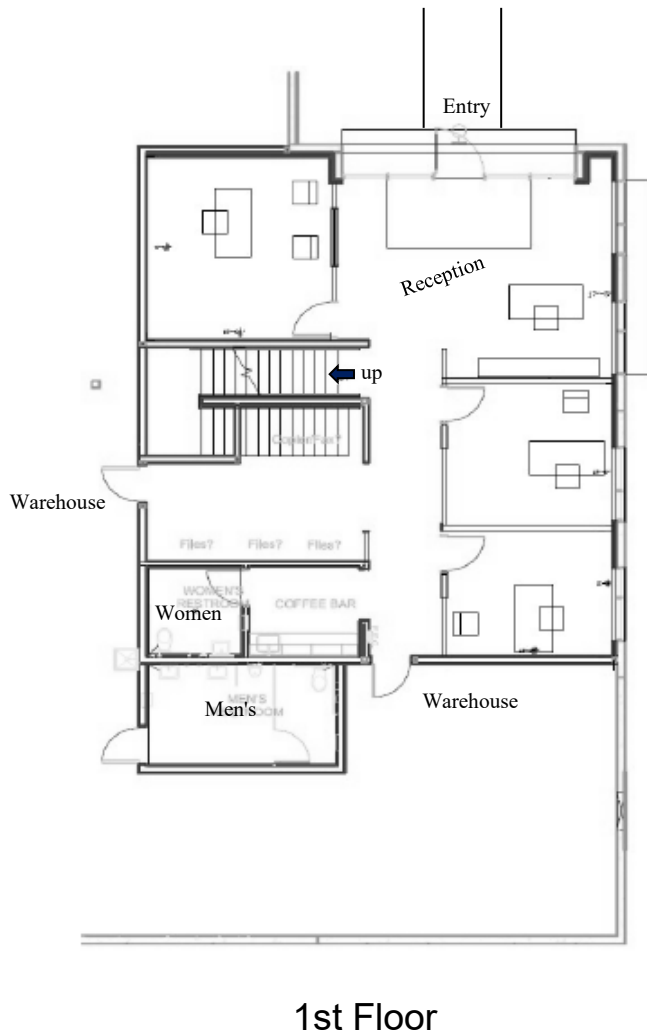
3750 Pierce Street  
Riverside CA 92503



***FREEWAY CLOSE LOCATION:** Easy access to the Riverside (91) freeway via the Magnolia Avenue and Pierce Street on/off ramps*

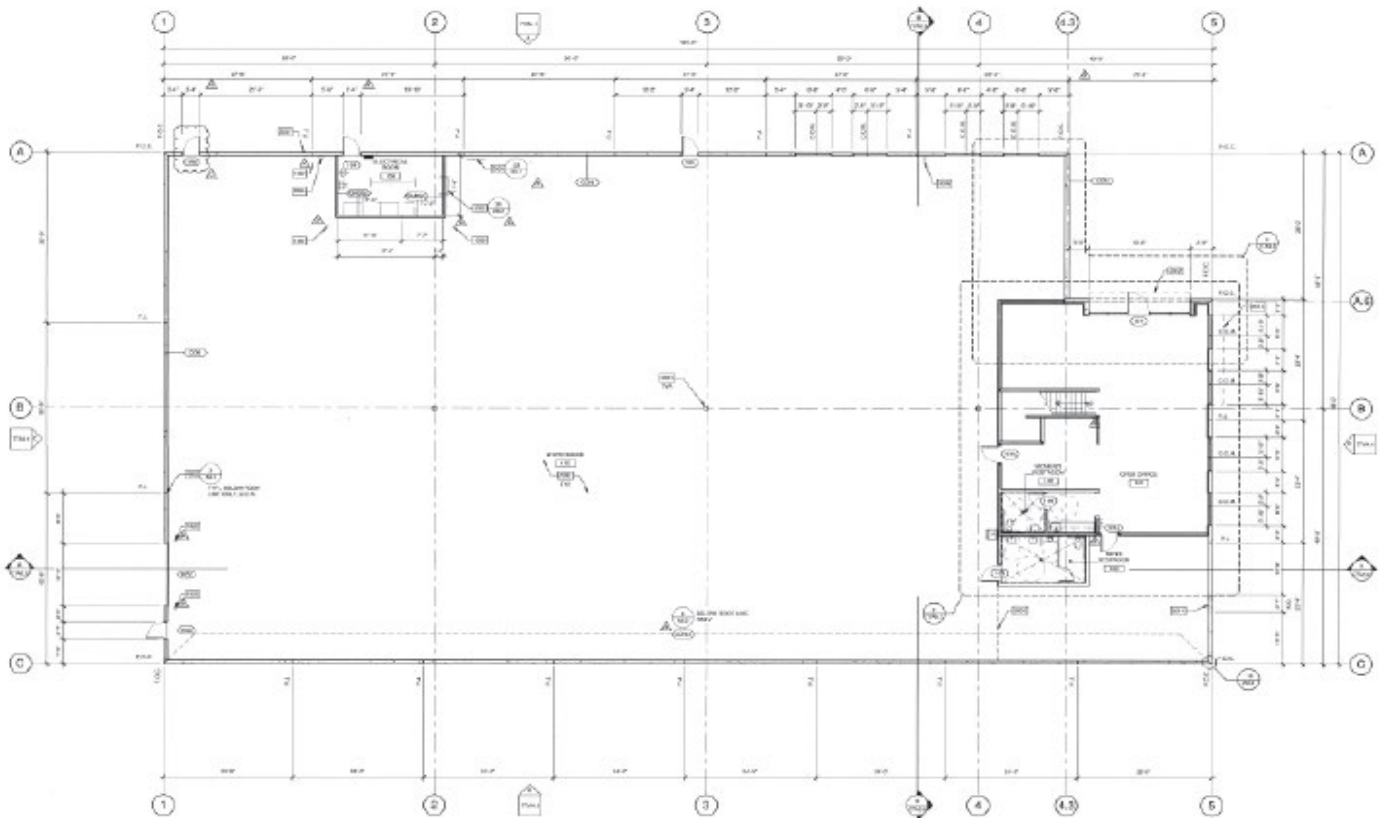
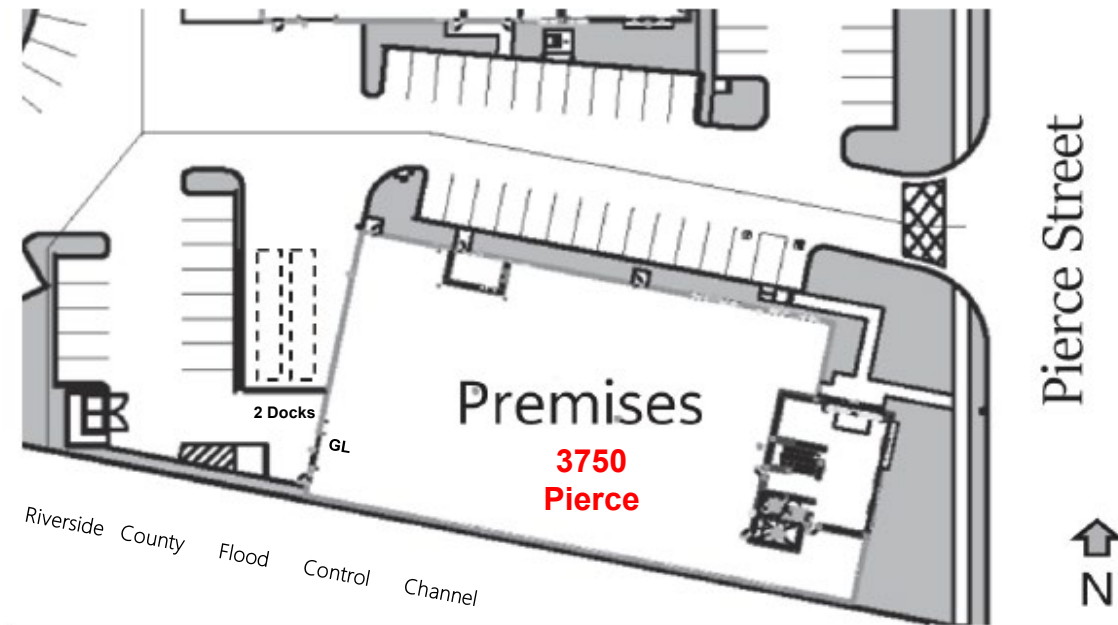
## FEATURES:

- ☐ Major Boulevard Identity in Western Riverside
- ☐ 2,750 sq. ft. of two story finished office space
- ☐ 26 feet of warehouse clear height
- ☐ Double dock well and 1 grade door
- ☐ ESFR (K25 @20 PSI) warehouse fire protection
- ☐ Wide warehouse column spacing
- ☐ 4,000 psi steel-reinforced floor slab
- ☐ LED warehouse high bay lighting
- ☐ 3% skylights for better warehouse daylighting
- ☐ 800 amps 120/208-volt 3 phase electric service
- ☐ BMP Industrial Zoning
- ☐ 2026 Property tax rate of \$.20 psf/mo.



*The two-story office space includes a generous lobby and several private windowed offices serviced with a coffee bar and men and women's tiled restrooms. The second floor furnishes the executive suite, conference room, and an open work area.*

# Site and Floor Plans



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



**3750 Pierce Street, Riverside CA 92503**

