

FOR SALE OR LEASE | ± 121,390 SF

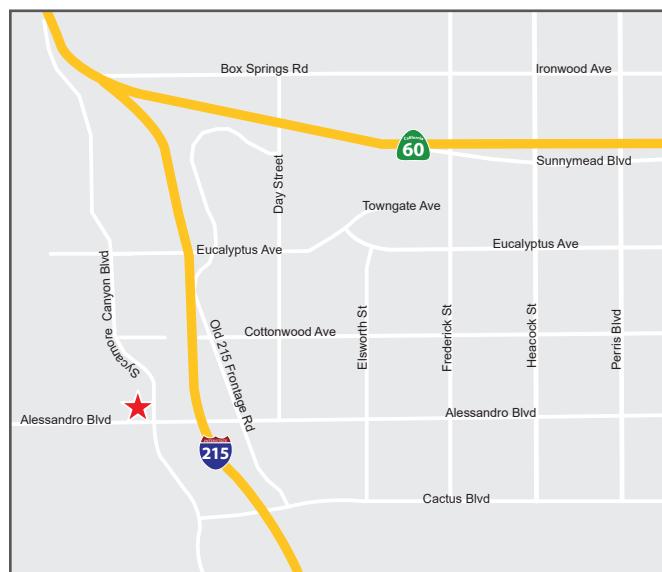
7350 SAN GORGONIO DR

RIVERSIDE, CALIFORNIA 92508



Property Highlights

- > ±121,390 SF Distribution Space on ±6.21 Acre Lot (Divisible Building)
- > ± 6,150 SF Office Space
- > Sycamore Canyon Location
- > Built in 2017
- > 32' Clearance Height
- > ESFR Sprinkler System; K-17 Heads over 52 PSI
- > Eight (8) Dock High Doors with Two Additional Knock outs; One (1) Grade Level Doors
- > 175 Parking Spaces; 12 Additional Trailer Parking Stalls
- > 166' and 130' All Concrete Truck Courts
- > LED Lighting with Motion Sensors
- > 1,200 Amps Power (Expandable to 2,000)
- > 900 SF Temperature Controlled Room
- > Fenced Private Yard; Racking and Security System Available
- > Zoned BMP
- > Located adjacent to I-215, & Hwy 60, with nearby access via Hwy 91 and I-10



map not to scale

For more information, please contact:

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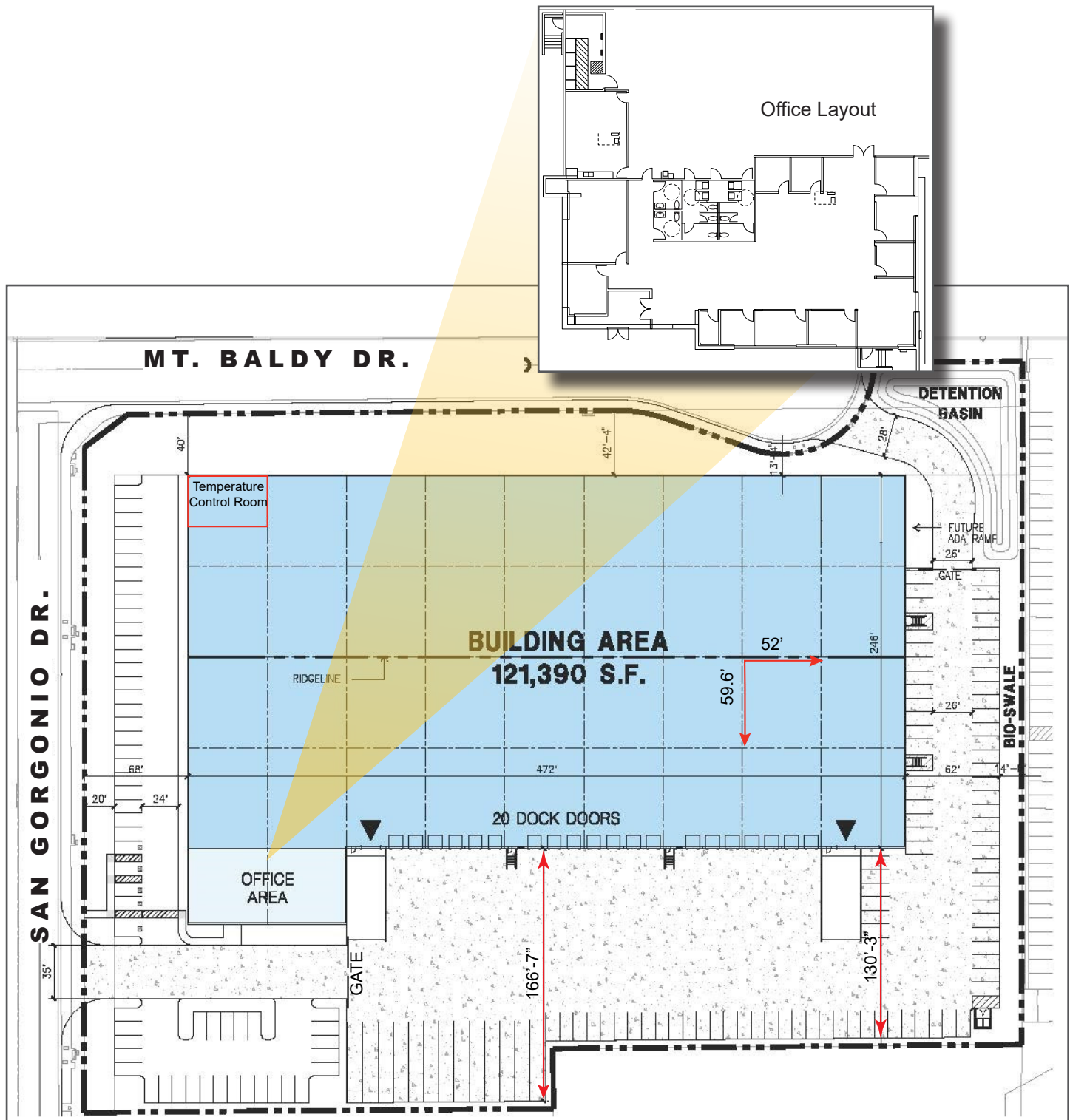
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