2610 E. ALESSANDRO BLVD, RIVERSIDE, CA

ALESSANDRO CORPORATE CENTER



±115,476 SF PREMIUM INDUSTRIAL SPACE AVAILABLE

EXTRA-LARGE TRUCK YARD

PROFICIENCY CAPITAL

Colliers

PROPERTY HIGHLIGHTS

- State-of-the-Art ±115,476 SF Warehouse
- ±9 Acres
- ±6,773 SF Office (2-story)
- 16 Dock-high Doors (9'x10') 5 with 40k lb. levelers
- 2 Ground-level Doors (14' x 16')
- Secured Truck Court Extra-large Yard
- ESFR Sprinkler System
- Reduced Utility Costs (City of Riverside)
- Insulated Roof and Loading Doors
- Minimum 7" Concrete Floor Slab, MM-80 at Speed Bays
- 2% Warehouse Skylights
- 70' Speed Bay w/ 60'x56' Typical Bay Spacing

IMMEDIATE I-215 ACCESS WITH FREEWAY FRONTAGE

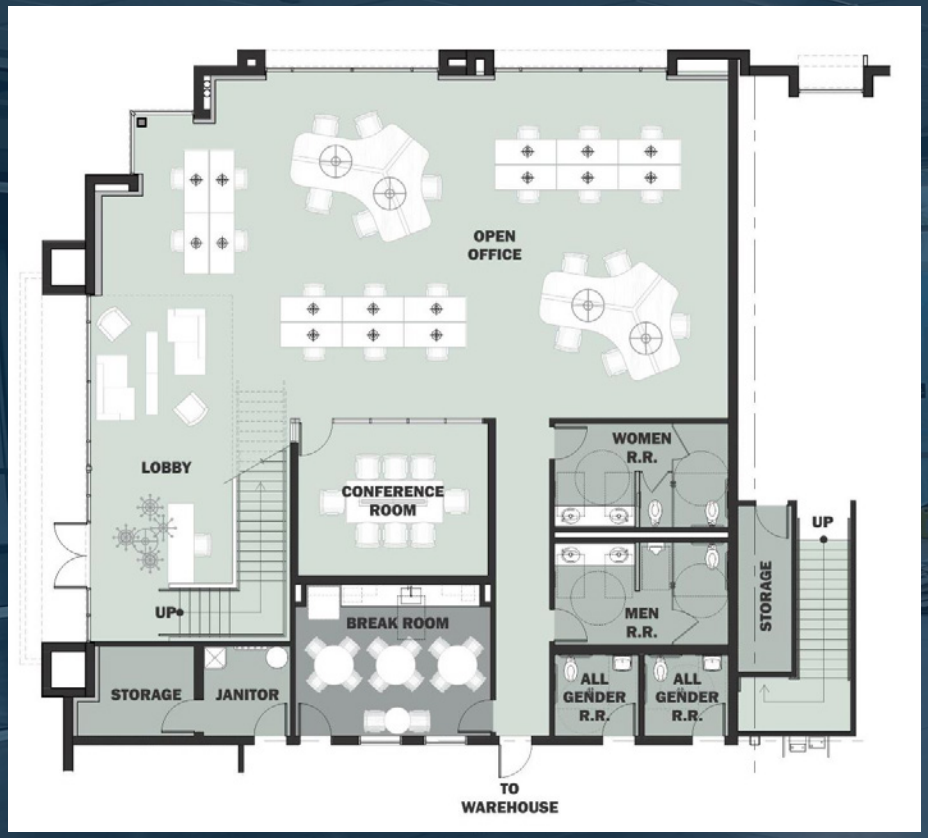
36' CLEAR HEIGHT

34 TRAILER PARKING STALLS

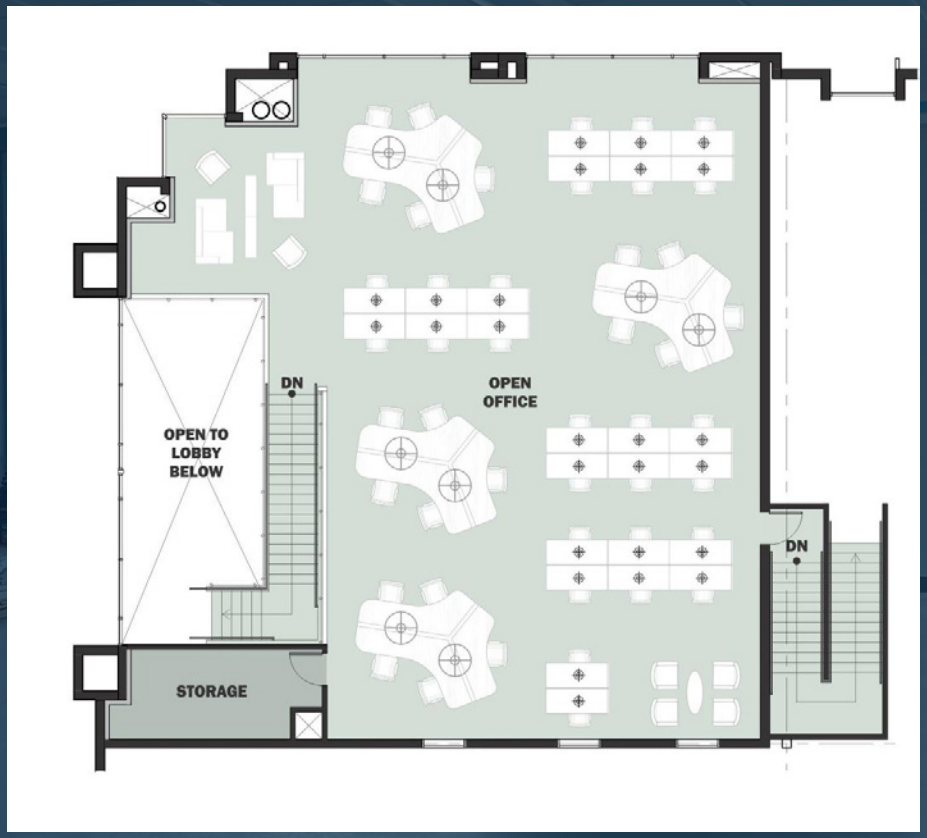
4,000 UGPS WITH 4,000 AMP SERVICE



OFFICE LAYOUT



GROUND FLOOR ±3,618 SF



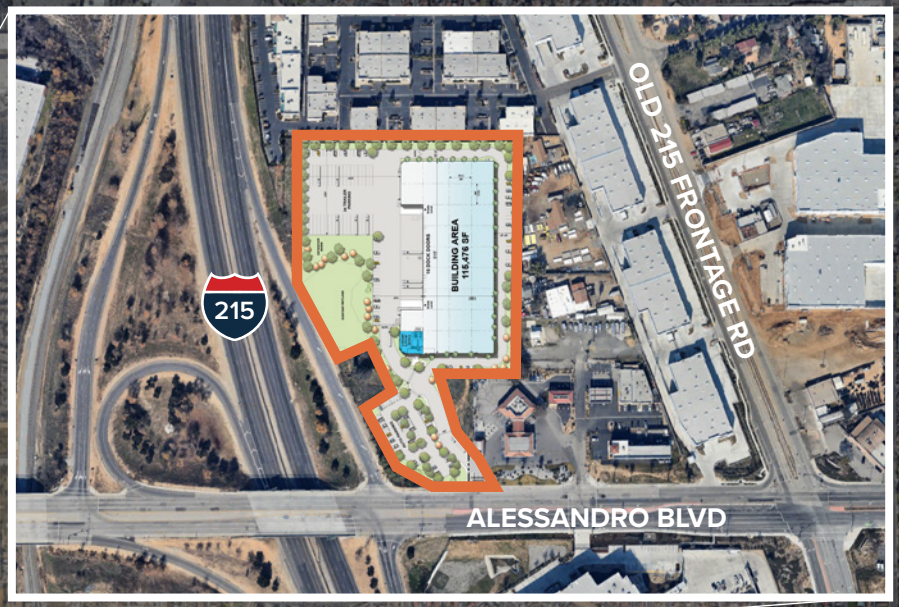
SECOND FLOOR ±3,155 SF

TOTAL OFFICE ±6,773 SF

LOCATION OVERVIEW



CORPORATE NEIGHBORS



BIG 5 SPORTING GOODS
DAN KIPPER DR
CardinalHealth
Essential to care™
LANCE DR
kids2
coupang
SIERRA RIDGE DR
GEODIS
American Woodmark
EASTRIDGE AVE
Kroger
PEPSICO
SYCAMORE CANYON BLVD
Continental
ascena retail group inc.
HIGH TECH LOGISTICS
Warehousing Distribution Transportation
Burlington
NISSAN
60
DAY ST
215
ALESSANDRO BLVD
UTTERMOST
CACTUS AVE
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Frazee Paint






2610







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ALESSANDRO CORPORATE CENTER



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