



**COLUMBIA**  
Business Park  
LEADING SUPPLY CHAIN SOLUTIONS

**BUILDING 1 ■ 1,009,092 SF**

Trammell Crow Company



**490 COLUMBIA AVENUE ■ RIVERSIDE, CA 92507**

## BUILDING FEATURES

- 37' Warehouse Clearance
- 143 Dock High Doors (9' x 10')
- Large Secured Truck Courts, Cross-dock
- 195 Trailer Parking Stalls
- 8" Concrete Slab, 0% Slope FL 55, FF 35
- Abundant Designated Truck Queuing Lanes
- 13,033 SF Office
- ESFR Sprinkler System with K-25 Heads; 40 PSI
- 3% Skylights
- LED Warehouse Lighting
- 2,000 Amp, 277/480 Volt (Expandable)
- Constructed to LEED Standards
- 3 Ground Level Doors (12' x 14')
- White Warehouse Foil Insulation



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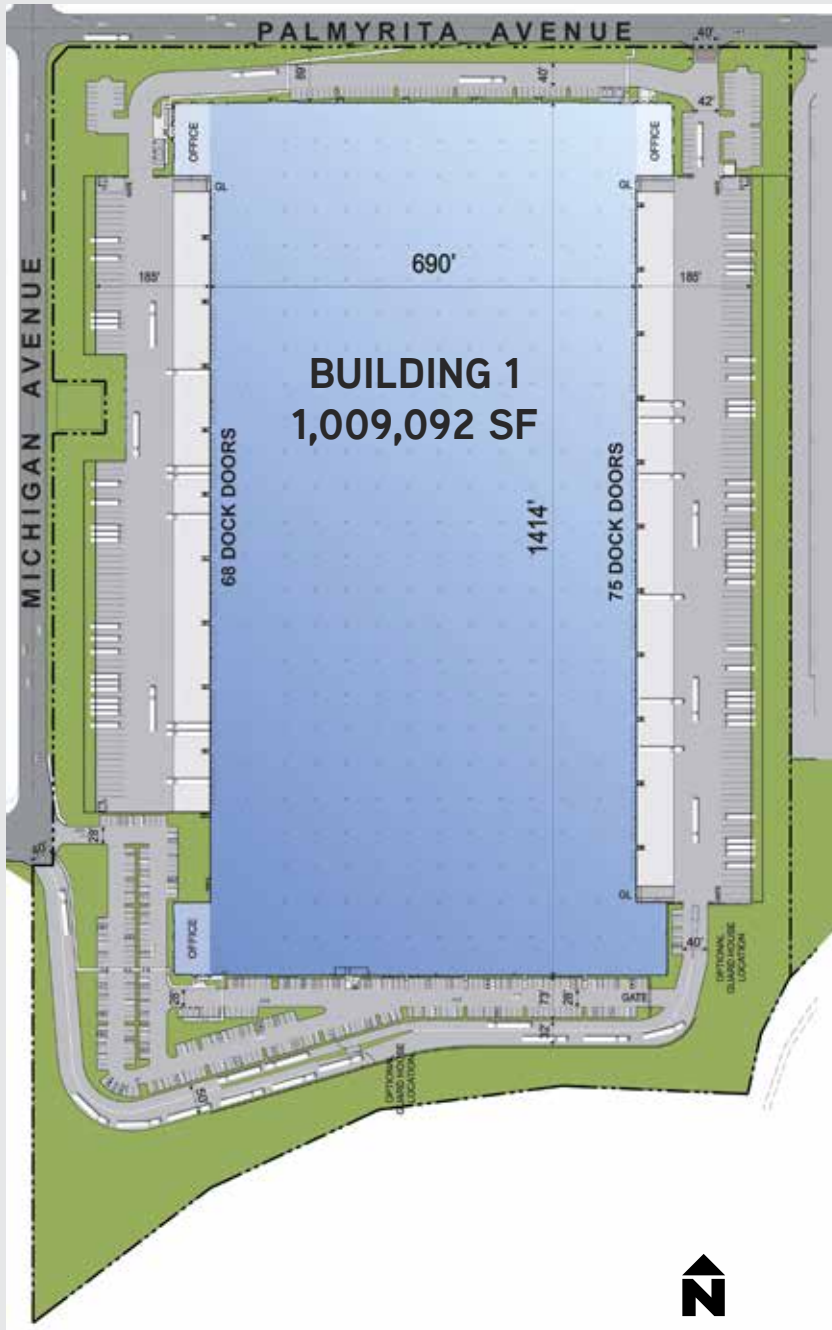
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## LOCAL MARKET:

- > Inexpensive, Riverside-Owned Electrical Rates
- > Easy Access to Metrolink Train Station
- > Abundant Student Labor from neighboring University of California, Riverside
- > Pro-Business Environment
- > Immediate Access to 60, 91, and 215 Freeways
- > Business Park Environment

## NEIGHBORS:

- > Amazon
- > Ashley Furniture
- > FedEx
- > Home Depot
- > K&N Engineering
- > MBM Foods
- > Big 5 Sporting Goods
- > UC Riverside
- > Walmart



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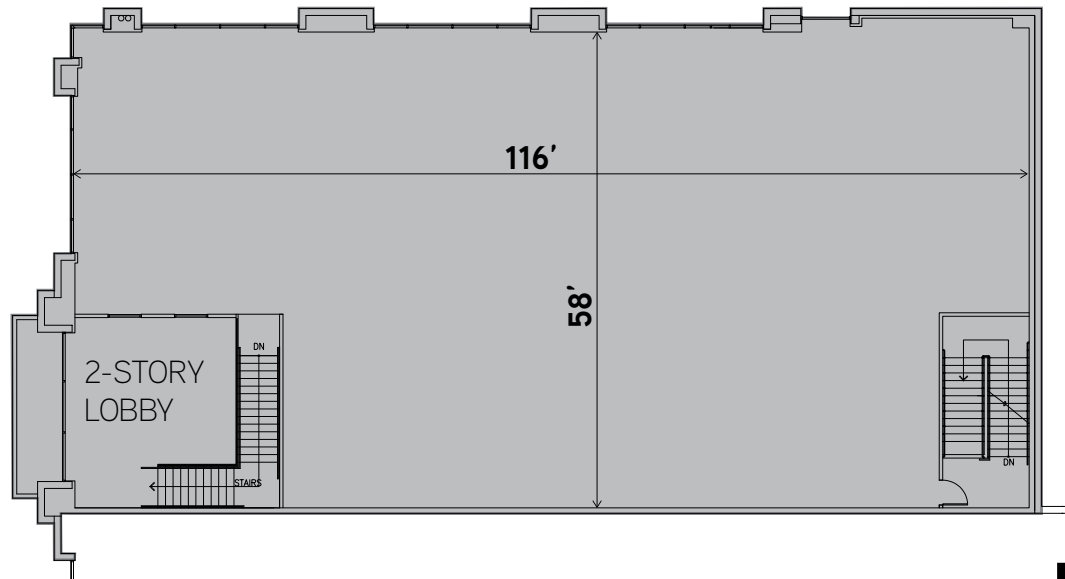


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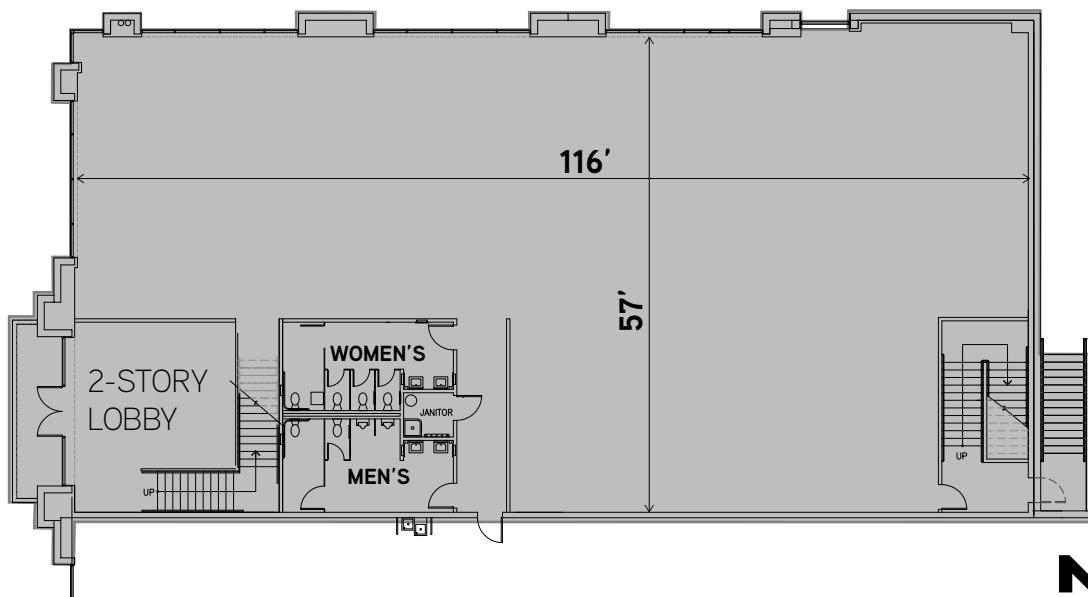
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### 1ST FLOOR OFFICE PLAN - 6,913 SF



### 2ND FLOOR OFFICE PLAN - 6,120 SF



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