



**COLUMBIA**  
Business Park  
LEADING SUPPLY CHAIN SOLUTIONS

**BUILDING 3 • 86,853 SF**

Trammell Crow Company



**SEC PALMYRITA AND MICHIGAN AVENUE • RIVERSIDE, CA 92507**

## BUILDING FEATURES

- 32' Warehouse Clearance
- 20 Dock High Doors (9' x 10')
- 1 Ground Level Door (12' x 14')
- 23 Trailer Parking Stalls
- White Warehouse Foil Insulation
- 3% Skylights
- LED Warehouse Lighting
- ESFR Sprinkler System
- Large Secured Truck Court
- 2,000 Amp, 277/480 Volt (Expandable)
- 6" Concrete Slab
- Offices To Suit
- Constructed to LEED Standards



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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



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