



COLUMBIA
Business Park
LEADING SUPPLY CHAIN SOLUTIONS

BUILDING 2 ■ 371,229 SF

Trammell Crow Company



300 PALMYRITA AVENUE ■ RIVERSIDE, CA 92507

BUILDING FEATURES

- 36' Warehouse Clearance
- 55 Dock High Doors (9' x 10')
- 2 Ground Level Doors (12' x 14')
- 44 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)
- 7" Concrete Slab
- Offices To Suit
- Constructed to LEED Standards



KEVIN MCKENNA, SIOR
Executive Vice President
License No. 00887289
(909) 937-6342
kevin.mckenna@colliers.com

DAVID CONSANI
Executive Vice President
License No. 00866234
(909) 418-2005
david.consani@cbre.com

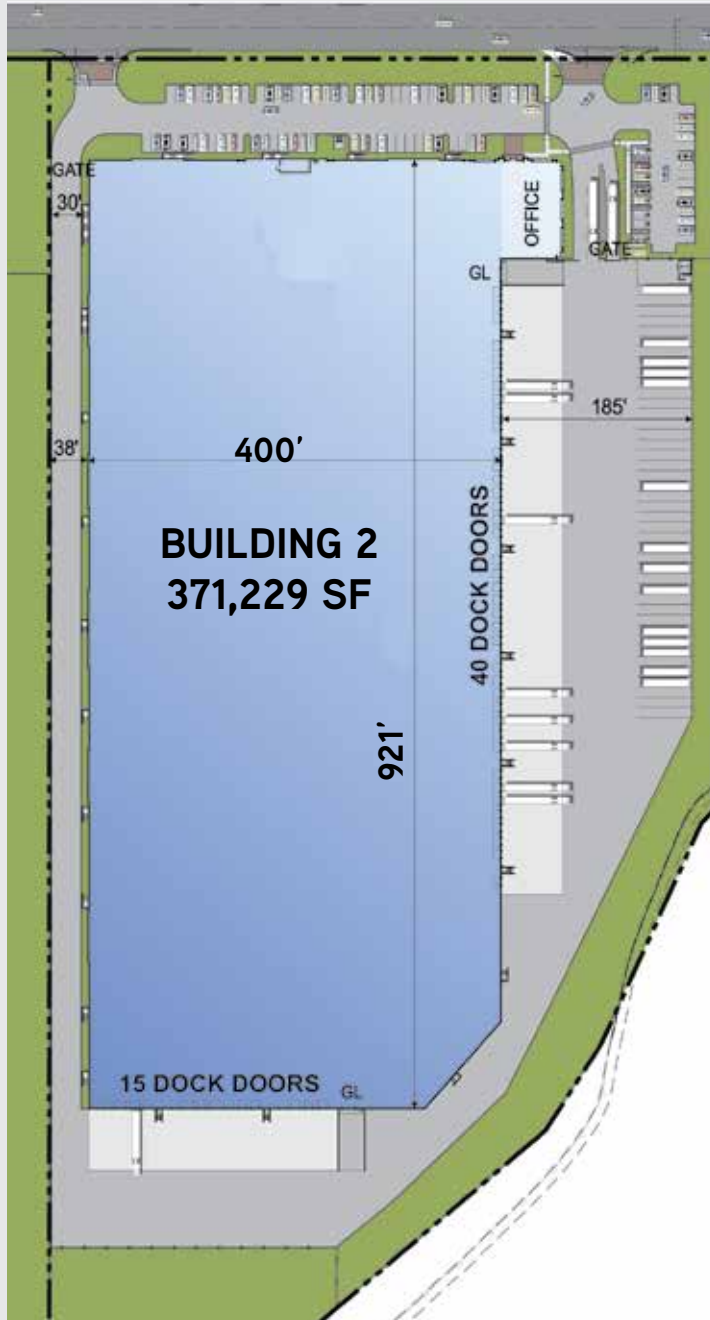
CBRE



COLUMBIA
Business Park
LEADING SUPPLY CHAIN SOLUTIONS

Trammell Crow Company

300 PALMYRITA AVENUE
RIVERSIDE, CA 92507



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



KEVIN MCKENNA, SIOR
License No. 00887289
(909) 937-6342
kevin.mckenna@colliers.com

DAVID CONSANI
License No. 00866234
(909) 418-2005
david.consani@cbre.com

CBRE