

Investment Building Group

owner/developer

38,700 sq. ft.
available in Riverside

- High image Sycamore Canyon Business Park location
- 28 ft. warehouse clear height
- Dock high and grade loading
- ESFR fire sprinkler system
- Private yard

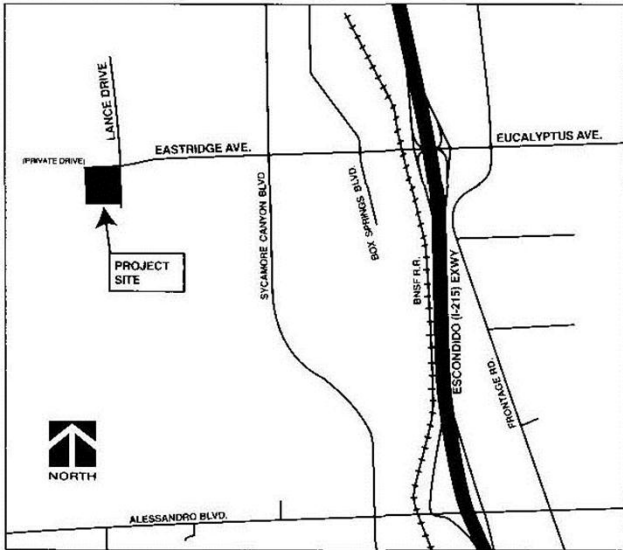


FEATURES:

ADDRESS:

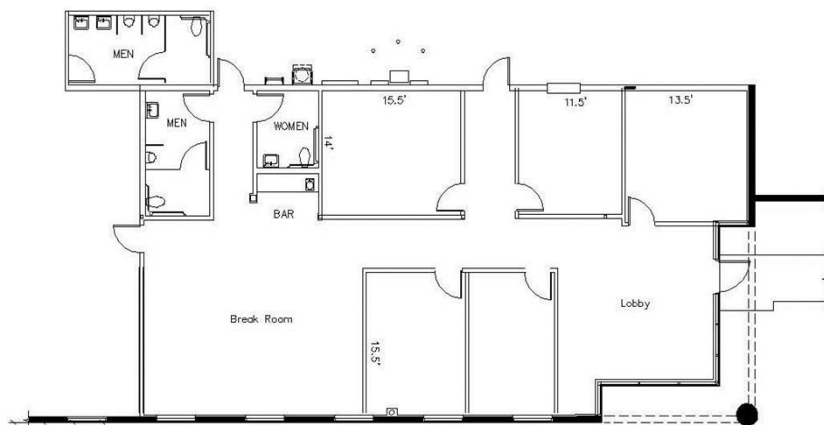
1561 Eastridge Avenue
Riverside, CA 92506

(RIV Thomas Guide - Pg. 716, H4)



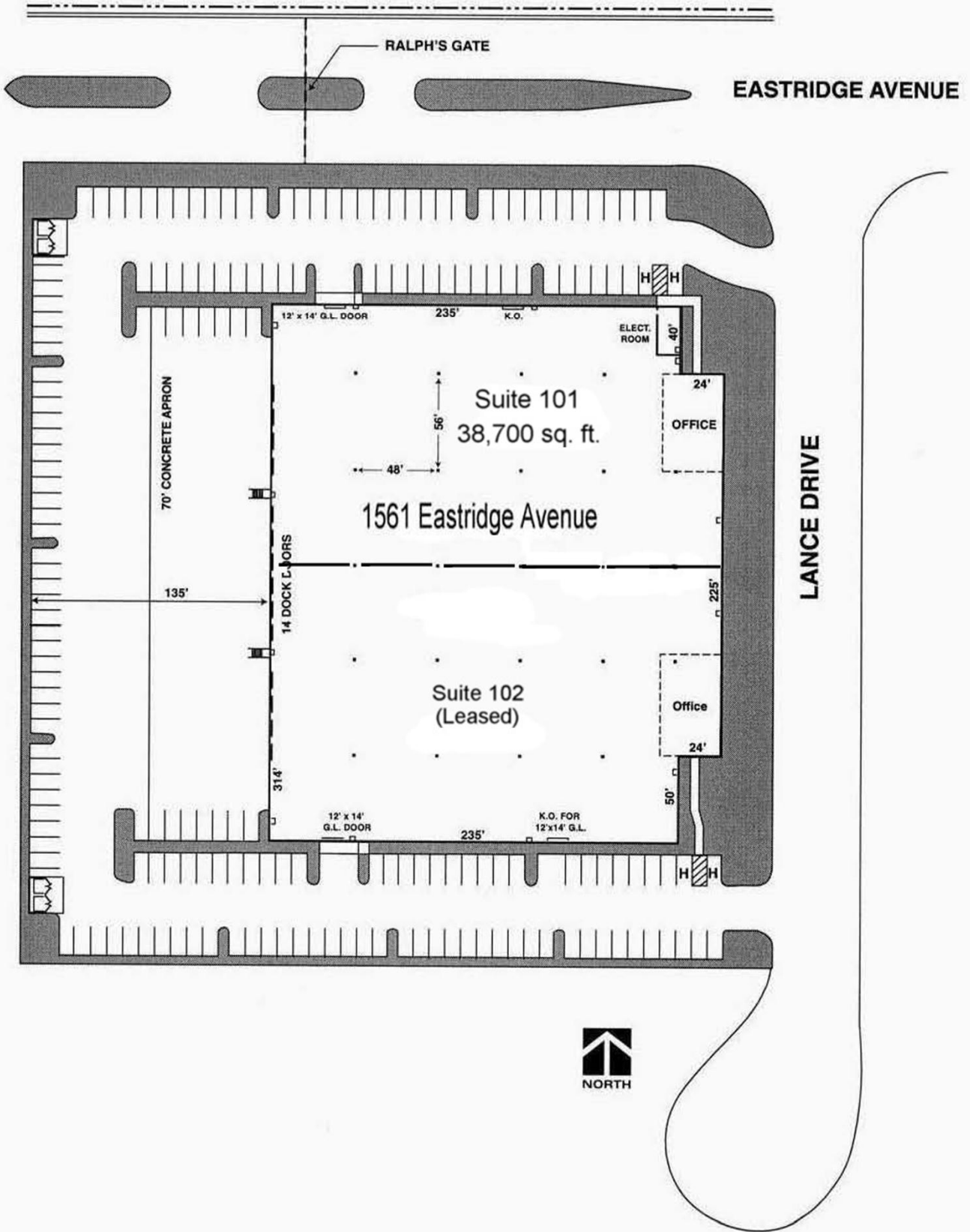
Close freeway access to the 215 and 60 freeways via the Eastridge/Eucalyptus on/off ramps

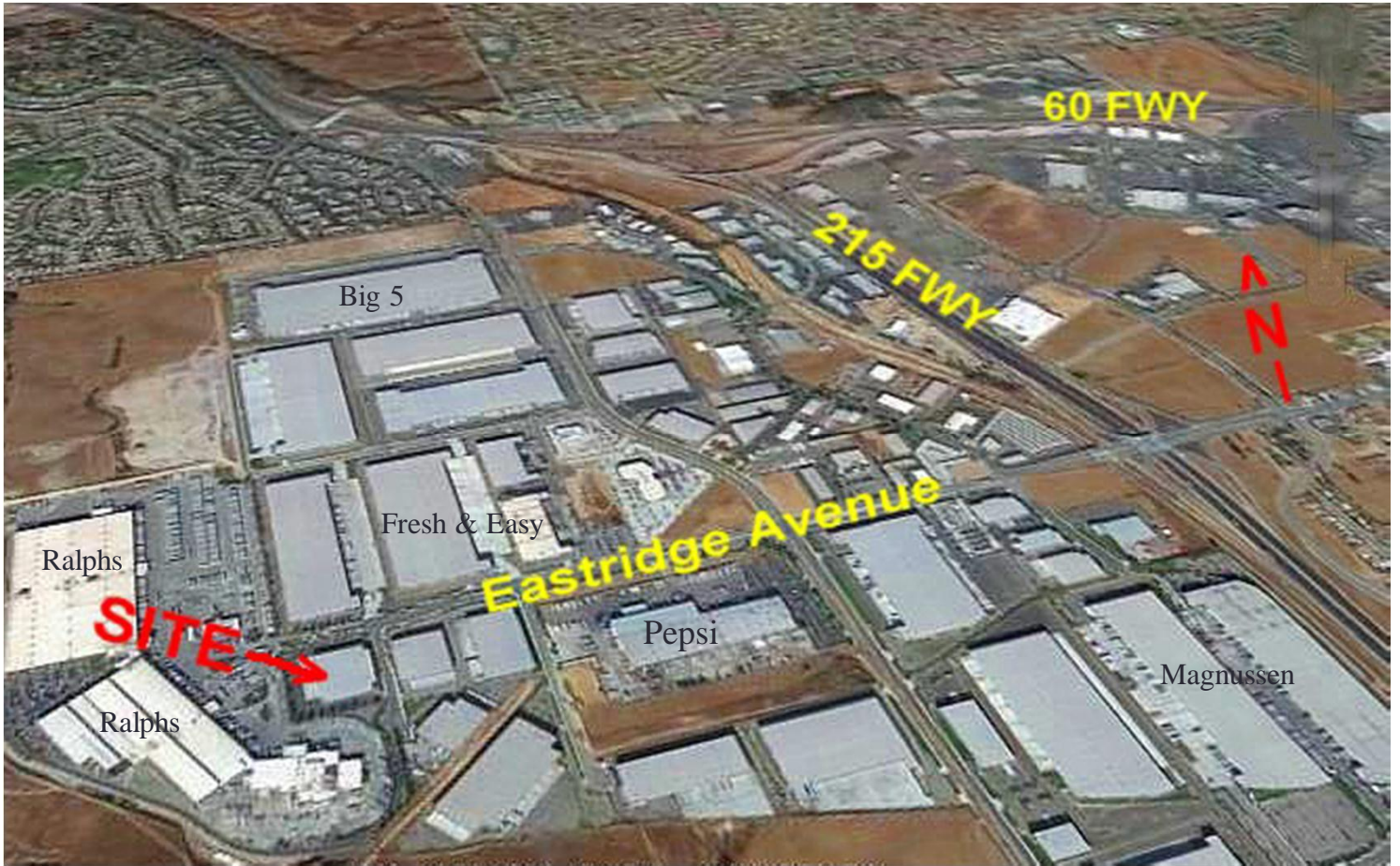
- Conveniently located in the new Sycamore Canyon Business Park
- High image building divisible into two occupancies
- Approximately 2,400 sq. ft. of office space with bonus mezzanine above for future second story expansion
- 7 dock high truck loading doors
- 1 grade level doors and 2 optional additional doors
- Low maintenance 70øconcrete truck loading apron
- 28øwarehouse truss height at first column
- State-of-the-art ESFR warehouse sprinkler system for cost saving high pile storage use
- Durable 6ö (steel-reinforced 4,000 PSI concrete) floor slab
- Wide 48øx 56øbay spacing for easy rack layout
- 800 amps of 480 volt 3 phase electric power, expandable to 1200 amps
- 3% skylights for excellent warehouse day lighting
- Metal halide warehouse lighting
- Ample parking for over 90 cars
- MP/BP/SP Industrial zoning
- 2010-2011 Property taxes: \$31,200



The 2,400 sq. ft. of offices feature high ceilings, tiled restrooms and a preplanned interior stairway to take advantage of the bonus mezzanine for future 2nd floor windowed office expansion.

Investment Building Group
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for information:
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