



7105 Old 215 Frontage Rd. Riverside, CA

First 215 Logistics, which is part of Sycamore Canyon Business Park and located in the City of Riverside, is ideally positioned for lease to corporate users looking to expand or relocate their operations within the Inland Empire East and more specifically at the crossroads of the 60/215 interchange. Sycamore Canyon Business Park consists of approximately 10 Million square feet of industrial buildings with national credit tenant's such as **Big 5 Sporting Goods, Ross Dress for Less, Ralph's Super Market, MBM Corporation, Pepsi Company and World Kitchen.** **First 215 Logistics** consist of a 242,580 SF Class A industrial building featuring Great Freeway Visibility, 32' clear heights, 240' to 354' all concrete truck-court and ESFR sprinkler system.

Highlights

- Available Space:** ±242,580 SF
- Office:** ±5,600 SF Total (Includes ±2,500 SF Mezzanine)
- Land Area:** ±13.42 Acre Site
- Ceiling Space:** 32' Clearance Height
- Sprinkler System:** ESFR Sprinkler System
- Loading:** 27 Dock High Doors (9'x10')
1 Ground Level Door (12'x14')
- Trailer Parking:** 67 Stalls (14'x53')
- Car Parking:** 175 Spaces
- Electrical:** 2,000 AMPS, 277/480 Volt Power
- Truck-Court:** 240' - 354' "All Concrete"



First 215 Logistics

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Site Plan

Available 8/1/2023



