

SYCAMORE BUSINESS PARK

2040 EASTRIDGE AVENUE, RIVERSIDE, CA 92507

INDUSTRIAL – FOR LEASE

897 SF - 2,003 SF



JACKIE BEAUCHAMP

Director of Property Management & Brokerage

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

SAM GREEK

President

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614

MCGPROPERTIES.COM



SYCAMORE BUSINESS PARK

INDUSTRIAL - FOR LEASE
897 SF - 2,003 SF



PROPERTY HIGHLIGHTS

- Convenient Access to the 60 & 215 Freeways
- Multi-Tenant Building
- 15 ft Clear Height
- 10x12 GL Loading Doors
- Fully Air-Conditioned Offices
- Ample Parking
- Desirable Sycamore Canyon Location with Large Open Warehouses
- Individual Tenant Signage
- Window Mount A/C
- 100 Amp 3-Phase Power (Verify)
- Professionally Managed
- Street Frontage (Select Units) (A-1 & B-1)
- Unit Sizes: 897 - 950 - 957 - 2,003 SF

JACKIE BEAUCHAMP

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



SYCAMORE BUSINESS PARK

INDUSTRIAL – FOR LEASE
897 SF - 2,003 SF

AVAILABILITIES

SUITE	SF	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
B-3	906	\$1,225.00/Mo. (1.35/SF) MG	\$80.00/MO Includes Water/Trash	1 Office, Restroom, Open Warehouse, and 1 - 10x12 GL Loading Door	7/1/2026
B-5	906	\$1,225.00/Mo. (1.35/SF) MG	\$80.00/MO Includes Water/Trash	1 Office, Restroom, Open Warehouse, and 1 - 10x12 GL Loading Door	7/1/2026

*Example photos below, may not be representative
of the exact suite available*



JACKIE BEAUCHAMP

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

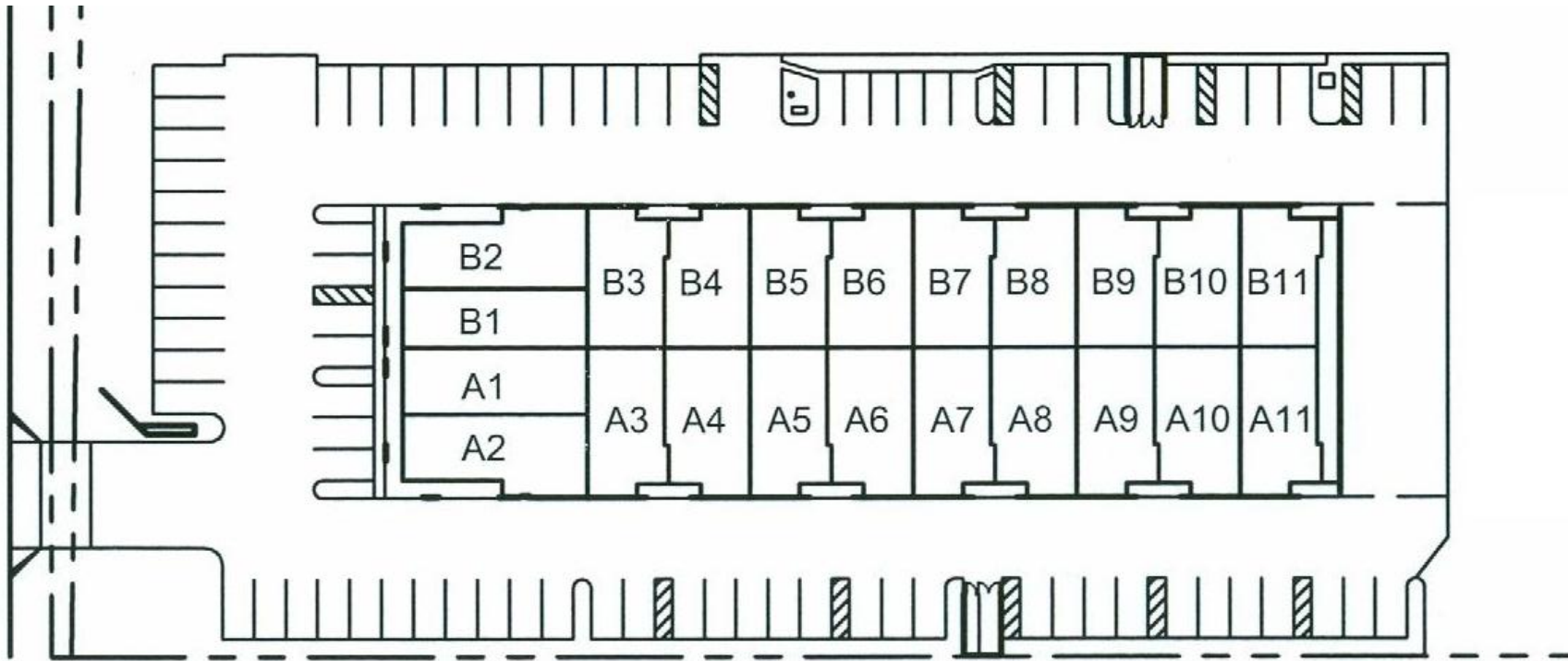
The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



SYCAMORE BUSINESS PARK

INDUSTRIAL - FOR LEASE
897 SF - 2,003 SF

SITE PLAN



JACKIE BEAUCHAMP

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

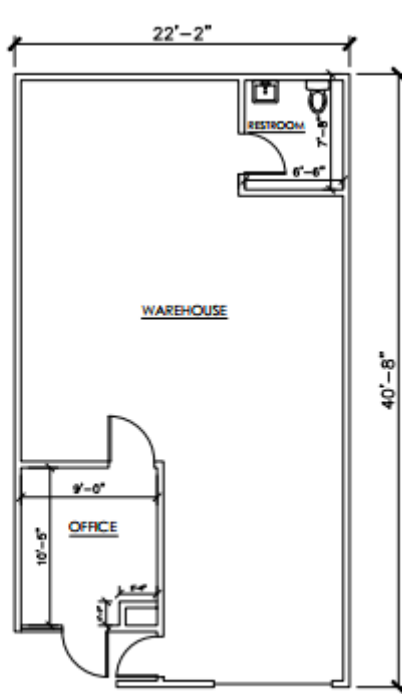
The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



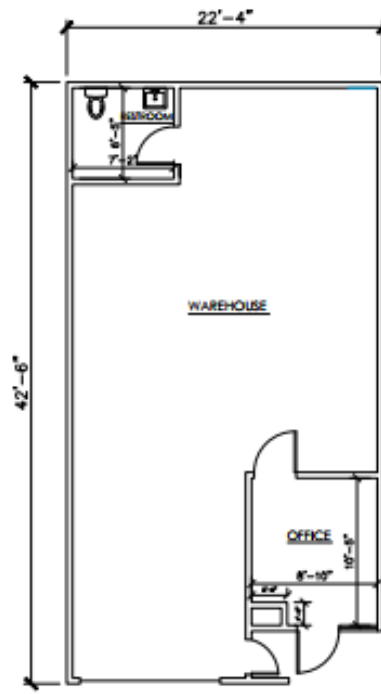
SYCAMORE BUSINESS PARK

INDUSTRIAL – FOR LEASE
897-2,003 SF

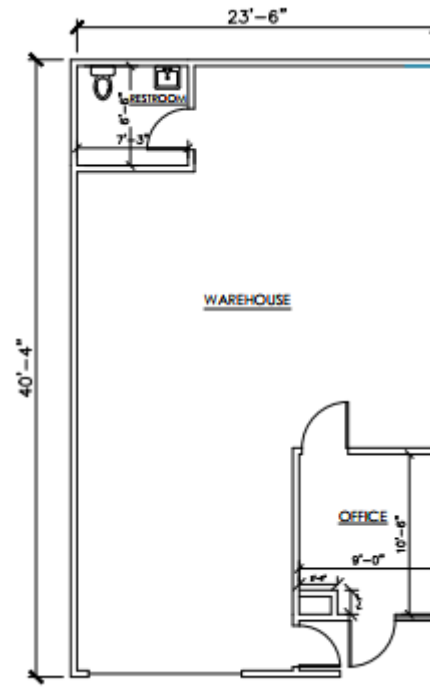
FLOOR PLANS



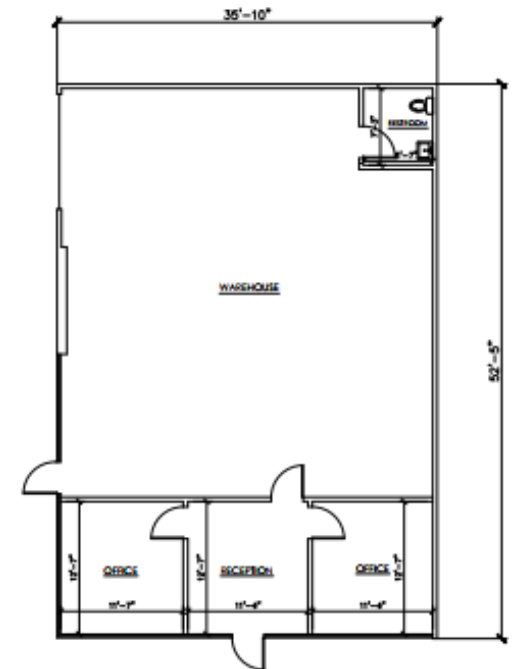
906 SF



950 SF



957 SF



2,003 SF

JACKIE BEAUCHAMP

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



SYCAMORE BUSINESS PARK

INDUSTRIAL – FOR LEASE
897 SF - 2,003 SF



JACKIE BEAUCHAMP

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

