

AVAILABLE FOR LEASE

±39,900 SF FREESTANDING INDUSTRIAL BUILDING

1075 MOUNT VERNON AVENUE

RIVERSIDE, CALIFORNIA



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ONTARIO
CORPORATE ID #00976995

AVAILABLE FOR LEASE

BIRTCHE CENTER AT MOUNT VERNON

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PROPERTY FEATURES

- BIRTCHE CENTER AT MOUNT VERNON
- ±39,900 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING
- ±3.01 ACRE PARCEL OF LAND
- ±2,100 SQUARE FEET OF OFFICE SPACE
- FOUR (4) DOCK HIGH DOORS WITH HYDRAULIC PIT LEVELERS (±35K LBS. CAPACITY)
- TWO (2) GROUND LEVEL LOADING DOORS
- TRUCK DRIVERS LOUNGE WITH WASHER & DRYER HOOK-UPS
- WAREHOUSE SKYLIGHTS
- ESFR SPRINKLER SYSTEM (K-17 HEADS @ 52 PSI)
- 26' MINIMUM CLEARANCE HEIGHT
- 400 AMPS, 277/480 VOLTS OF POWER (EXPANDABLE TO 1,600 AMPS - VERIFY)
- LARGE FULLY FENCED, PAVED & SECURED YARD AREA
- ±2.4-MILE DRIVING DISTANCE TO THE CA-215 FREEWAY VIA COLUMBIA AVENUE
- ±7-MILE DRIVING DISTANCE TO THE I-215 VIA BLAINE STREET / THIRD STREET
- EXCELLENT ACCESS TO THE I-215, CA-90 AND CA-60 FREEWAYS



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ONT INTL' AIRPORT I
±18.6-MILE DRIVING DISTANCE

LA INTL' AIRPORT I
±54-MILE DRIVING DISTANCE



PORTS OF LONG BEACH AND LOS ANGELES I
±72.4-MILE DRIVING DISTANCE



CA-215 FREEWAY INTERCHANGE I
±2.4-MILE DRIVING DISTANCE VIA COLUMBIA AVENUE

CA-215 FREEWAY INTERCHANGE I
±7-MILE DRIVING DISTANCE VIA BLAINE STREET / THIRD STREET

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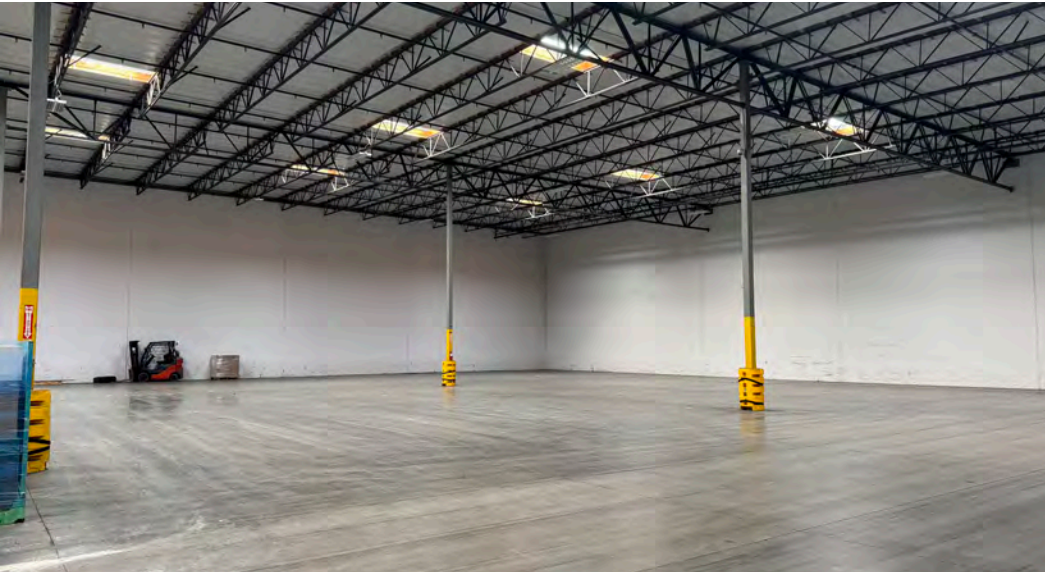
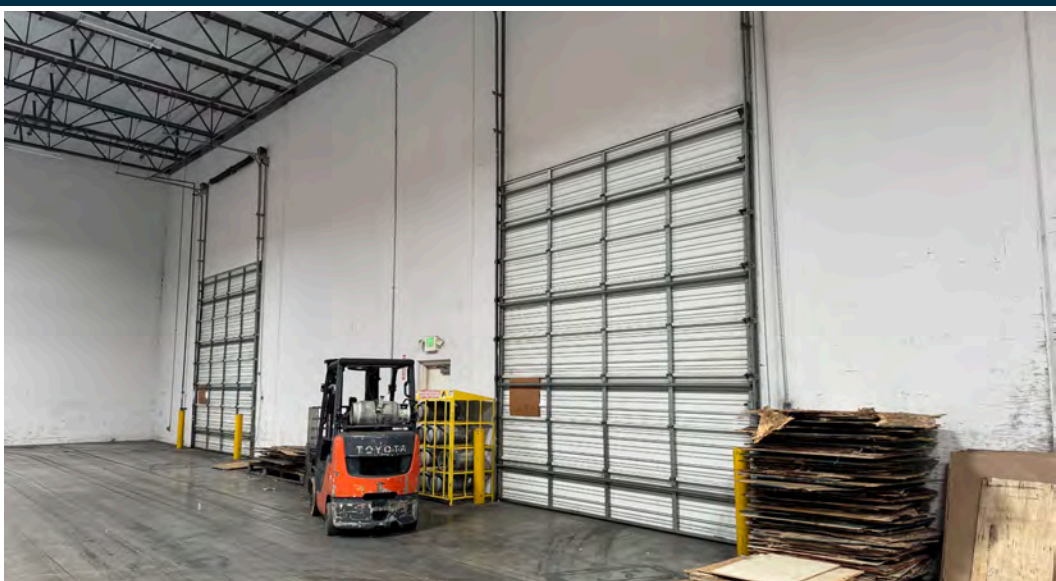
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FOR MORE INFORMATION, PLEASE CONTACT:

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