



CLARION PARTNERS

For Lease
CBRE

Sycamore Business Park
6920 Sycamore Canyon Blvd.
Riverside, CA 92507

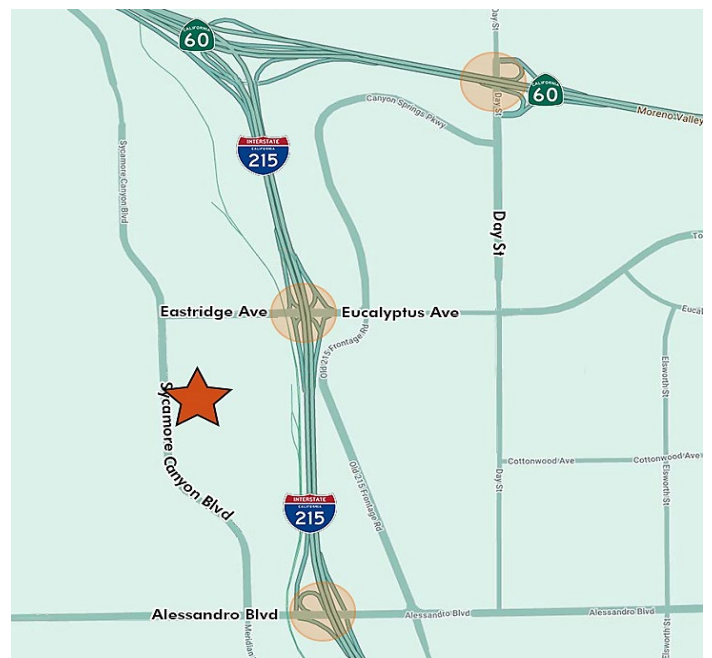
Large Secured Yard Area

± 28,950 Square Feet Available



BUILDING HIGHLIGHTS

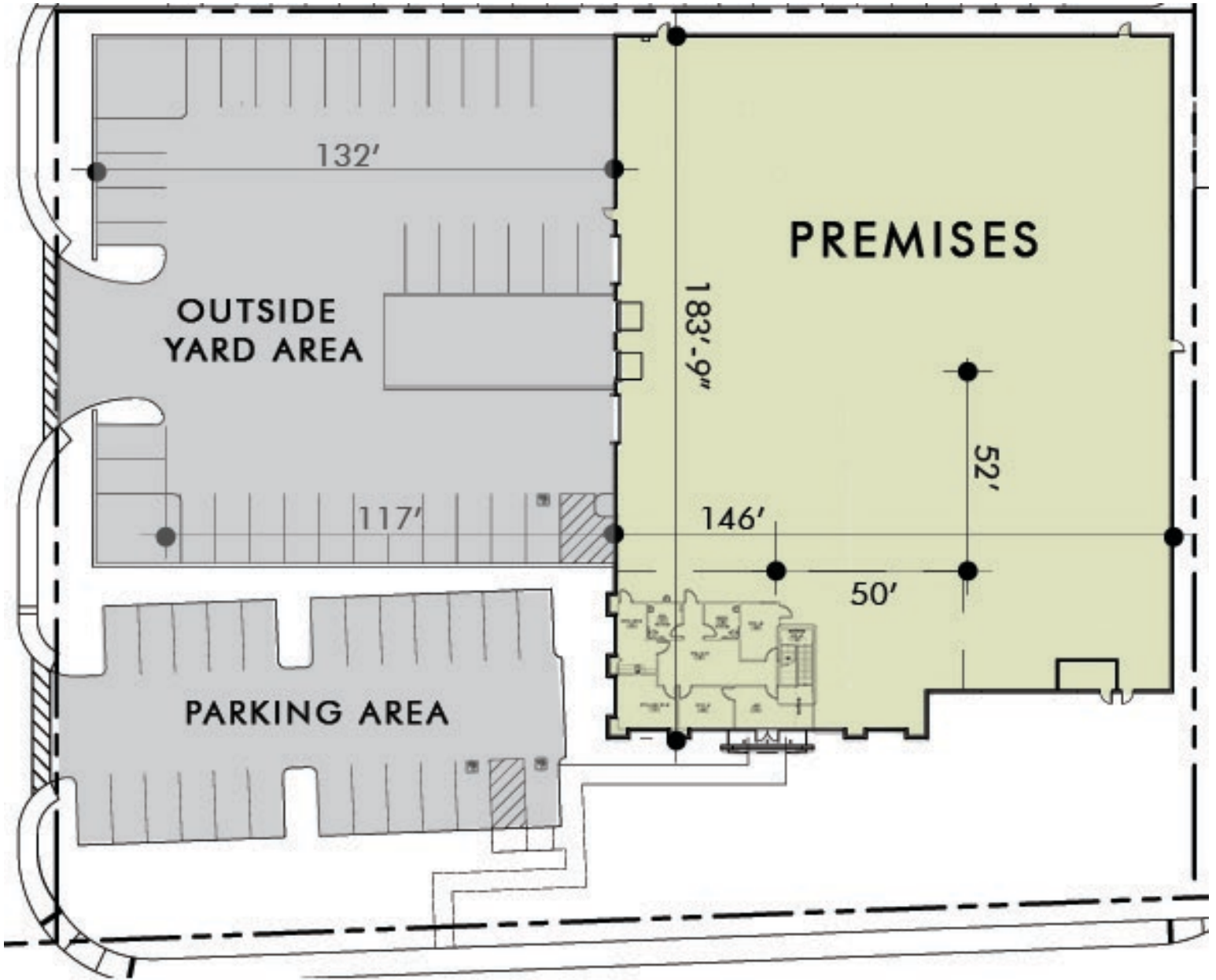
- ±28,950 SF freestanding building
- ±2,645 SF of two-story offices and restrooms
 - 1st floor: ±1,646 SF – 2nd floor: ±999 SF
- 30' warehouse clear height
- ESFR sprinkler system
- 2 dock high loading doors
- 2 ground level doors
- 50' x 52' typical bay spacing
- Large secured yard area
- Ample trailer and auto parking spaces
- 132' Truck court with 65' concrete apron
- 600 Amp, 277/480-volt electrical panel (expandable)
- City of Riverside power
- Immediate access to the I-215 freeway via Eastridge Ave. to the north and Alessandro Blvd. to the south



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



±28,950 Square Feet Available



SYCAMORE CANYON BOULEVARD

For more information on this opportunity, please contact



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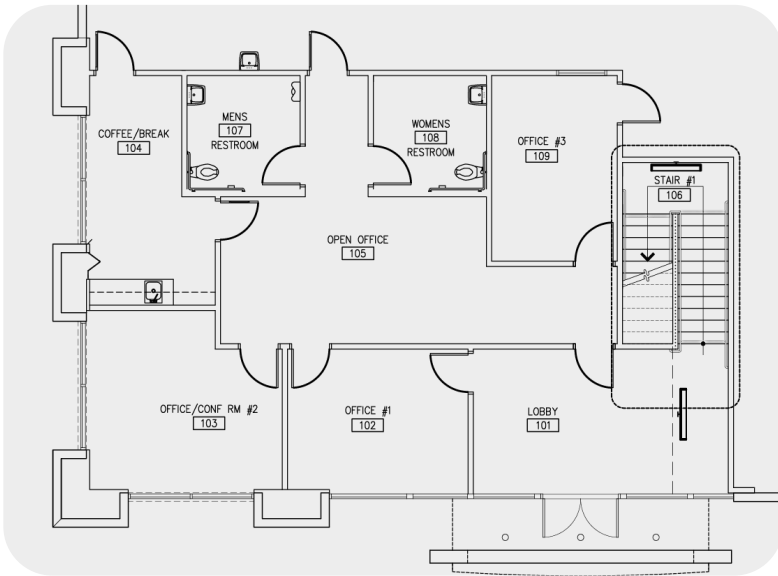
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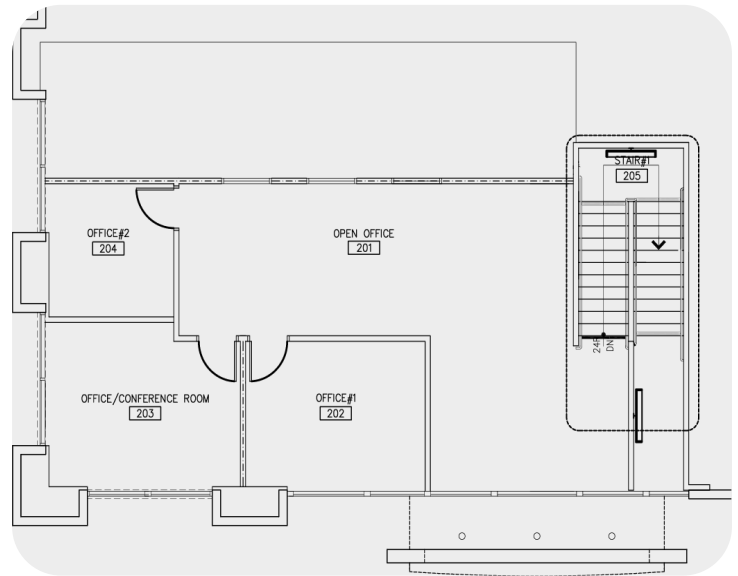


±28,950 Square Feet Available

± 1,646 SF First Floor Office



± 999 SF Second Floor Office



Sycamore Business Park is a state-of-the-art facility with a large oversized yard. It is conveniently located west of the 215 corridor with multiple access points via Eastridge Ave/Eucalyptus Ave and Alessandro Blvd on/off ramps making it well suited for both local and regional distribution.



A Franklin Templeton Company

www.clarionpartners.com

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