

MAGNOLIA CIRCLED INDUSTRIAL PARK

AVAILABLE $\pm 3,601$ SF - $\pm 11,546$ SF



12155 MAGNOLIA AVENUE | RIVERSIDE, CA 92503








FEATURES

- Multi-Tenant Industrial and Office Business Park
- Small Industrial Units Ranging from 1,113 SF - 11,546 SF
- Freestanding Buildings Ranging from 21,403 SF - 30,421 SF
- Some Buildings have Private Yards
- On the Corona/Riverside Border with Riverside Public Utilities
- Abundant Parking and Wide Drive Aisles for Truck Access
- Excellent Freeway Access
- Between Pierce St/Riverwalk and McKinley

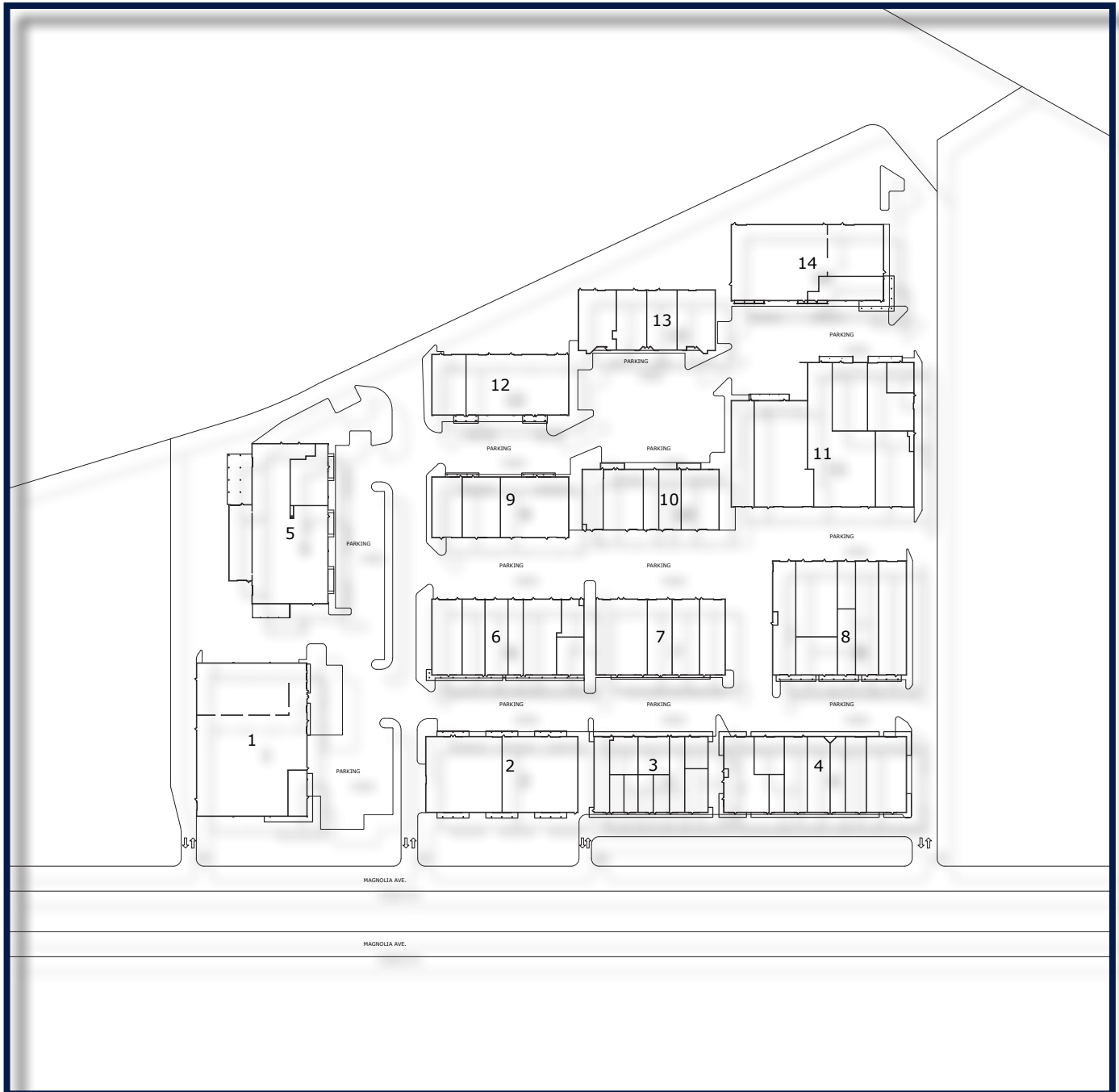


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 AVAILABILITIES

BLDG-SUITE	SQ. FT.	RATE-CAM	COMMENTS	Video	Floor Plan
Building 6-G/H	3,601 SF	\$1.10/SF + \$0.07	Reception, 2 Offices, Conference Room, 3 Restrooms, 1 GL Door, Available 6/1/2026		
Building 7-D	3,780 SF	\$1.10/SF + \$0.07	Reception, 3 Offices, 1 Restroom, 1 GL Door, Available 9/1/2026		
Building 2A-1	5,460 SF	\$1.10/SF + \$0.07	Reception, 1 Office, 1 Restroom, 1 GL Door		
Building 12-B	11,304 SF	\$1.05/SF + \$0.07	Multiple Offices, 2 Restrooms, 3 GL Doors, Large, Fenced Yard Area		
Building 11-B	11,546 SF	\$1.05/SF + \$0.07 TEASER RATE \$0.87/SF	Reception, 2 Offices, 2 Office Restrooms, 1 Shop Restroom, Lunch Room, Closet, 2 GL Doors \$0.87/SF Yr 1; \$1.05/SF Yr 2; \$1.10/SF Yr 3 (Shorter Deals Offered)		

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Location

