



±5,263 SF - ±9,943 SF MULTI-USE UNITS FOR LEASE

SUMMIT BUSINESS CENTER

2002-2038 IOWA AVENUE, RIVERSIDE, CA 92507

**LEE &
ASSOCIATES**
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PROPERTY OVERVIEW

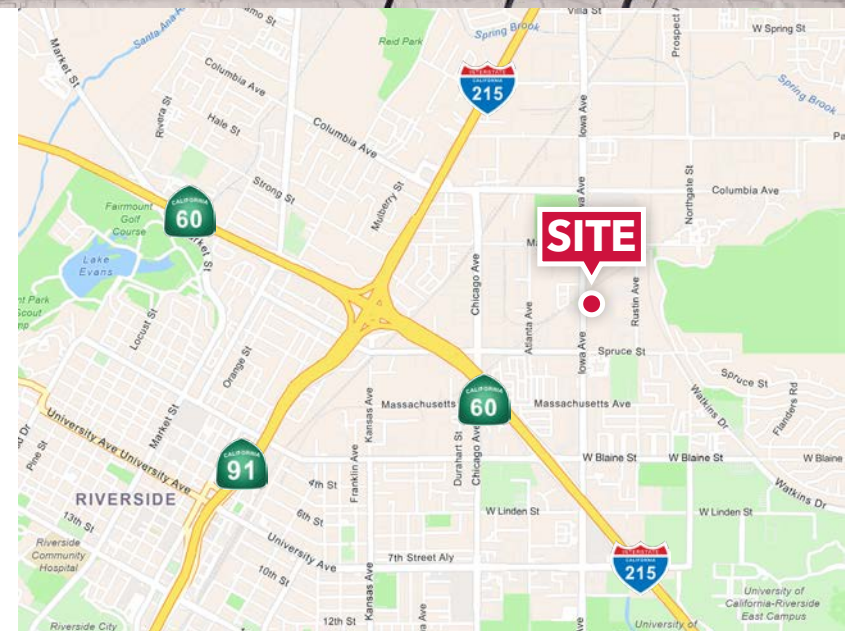


PROPERTY HIGHLIGHTS

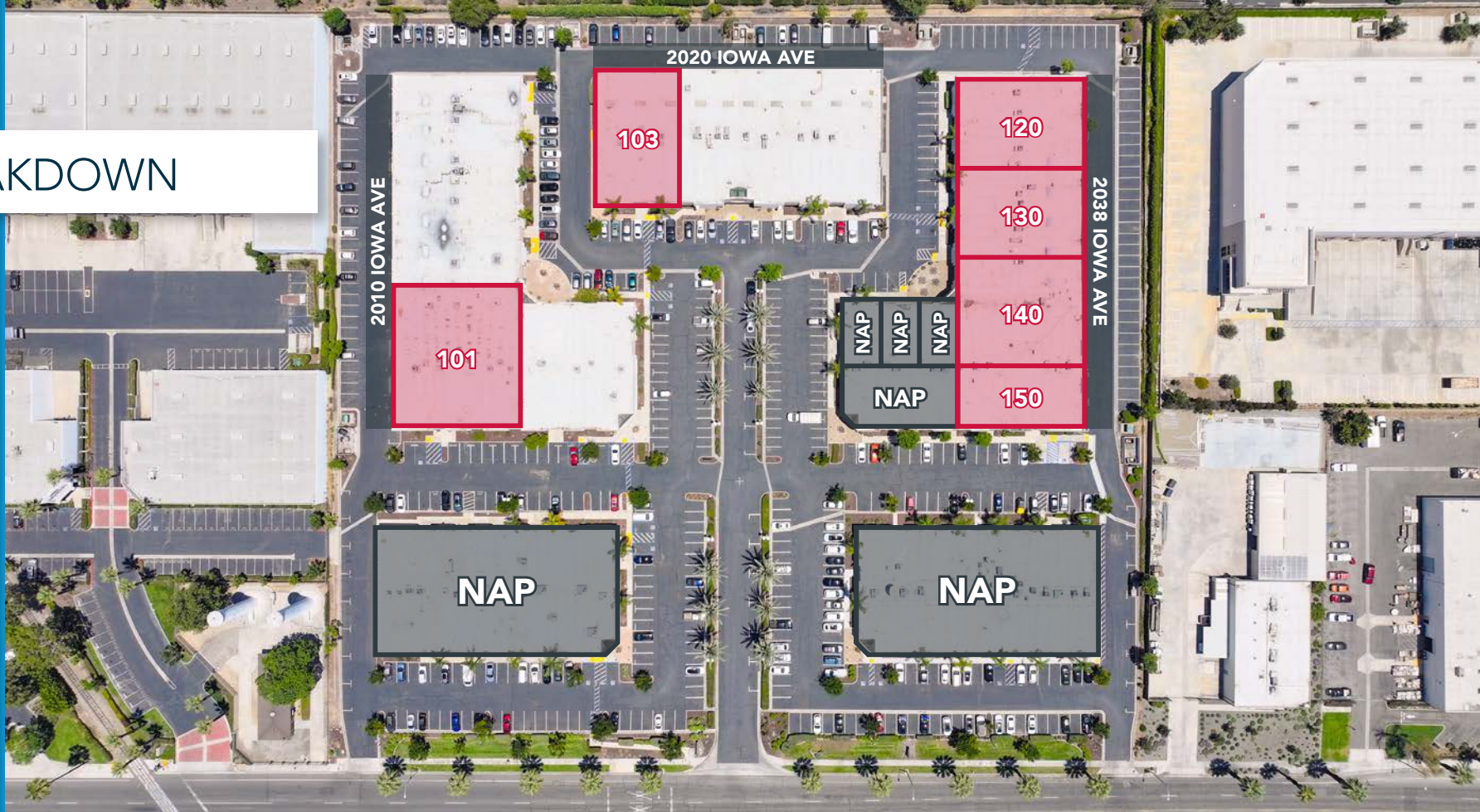
- Multi-Tenant Industrial Business Park
- Units Ranging from $\pm 5,263$ SF - $\pm 9,943$ SF
- Ground Level Loading
- Concrete Tilt-up
- Strategic Location Near I-215, 60 & 91 FWYs

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UNIT BREAKDOWN



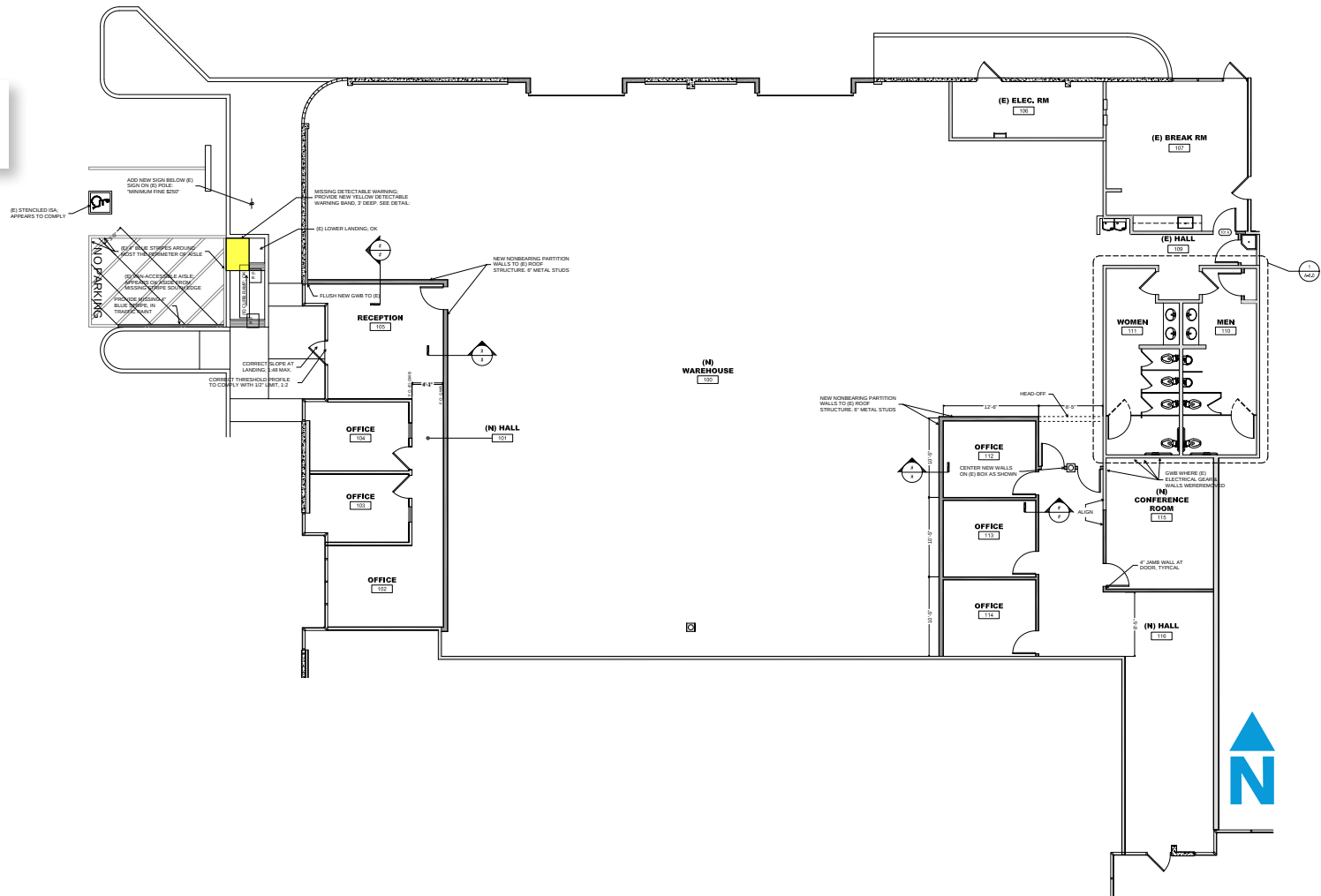
ADDRESS	SUITE	SF	CLEAR HEIGHT	GL DOORS	POWER	AVAILABLE
2010 Iowa Avenue	101	±9,943 SF	13' Minimum	2	200 Amps (Verify)	Available Now
2020 Iowa Avenue	103	±7,336 SF	13' Minimum	3	200 Amps (Verify)	Available Now
2038 Iowa Avenue	120	±7,242 SF	13' Minimum	2	200 Amps (Verify)	TBD*
2038 Iowa Avenue	130	±7,024 SF	13' Minimum	2	200 Amps (Verify)	TBD*
2038 Iowa Avenue	140	±7,987 SF	13' Minimum	2	200 Amps (Verify)	TBD*
2038 Iowa Avenue	150	±5,263 SF	13' Minimum	2	200 Amps (Verify)	TBD*

*Building 2038 (All Suites) Renovations Expected Completion: Late Q4 2026 to Early Q1 2027

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FLOOR PLAN

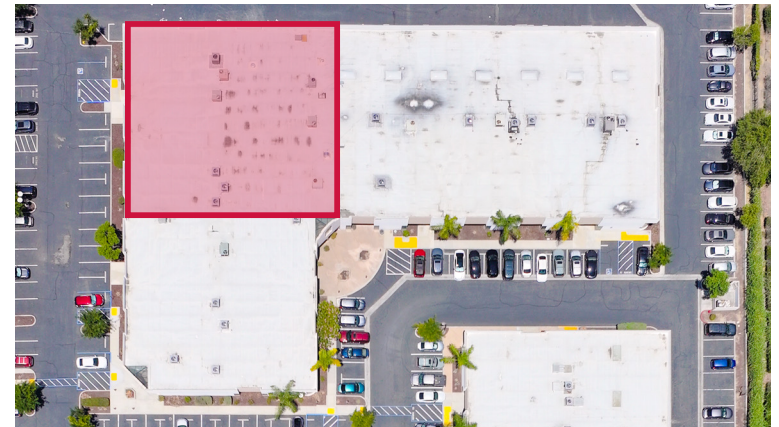


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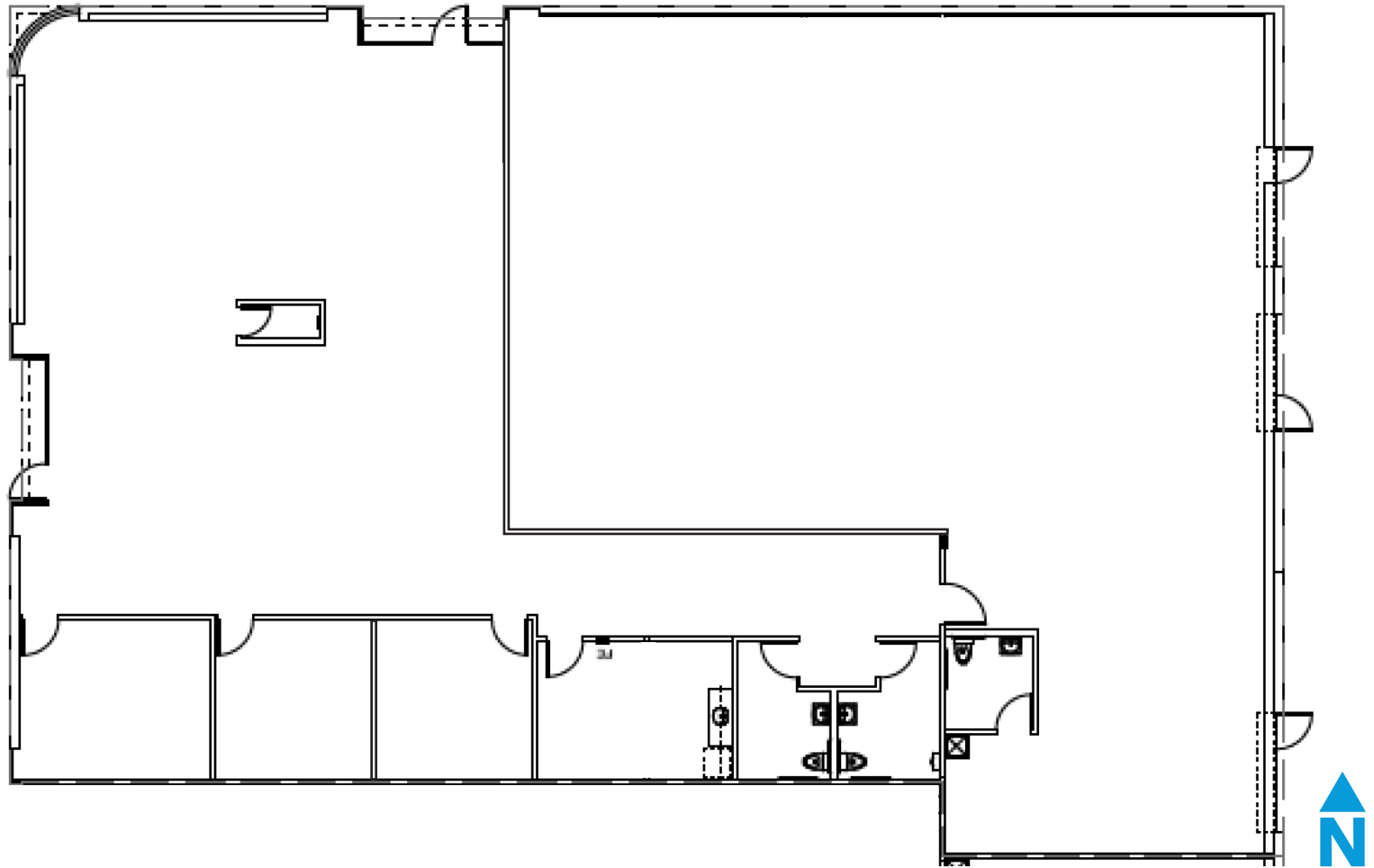
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2010 IOWA AVE | SUITE 101

- ±9,943 SF Total (±3,843 SF of Office)
- 2 Ground Level Doors
- 13' Minimum Clear Height
- 200 Amps (Verify)
- **AVAILABLE NOW**



FLOOR PLAN



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2020 IOWA AVE | SUITE 103

- $\pm 7,336$ SF Total ($\pm 3,671$ SF of Office)
- 3 Ground Level Doors
- 13' Minimum Clear Height
- 200 Amps (Verify)
- **AVAILABLE NOW**



FLOOR PLAN

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2038 IOWA AVE | SUITE 120

- $\pm 7,242$ SF
- 2 Ground Level Doors
- 13' Minimum Clear Height
- 200 Amps (Verify)
- **AVAILABLE LATE Q4 2026 TO EARLY Q1 2027**

2038 IOWA AVE | SUITE 130

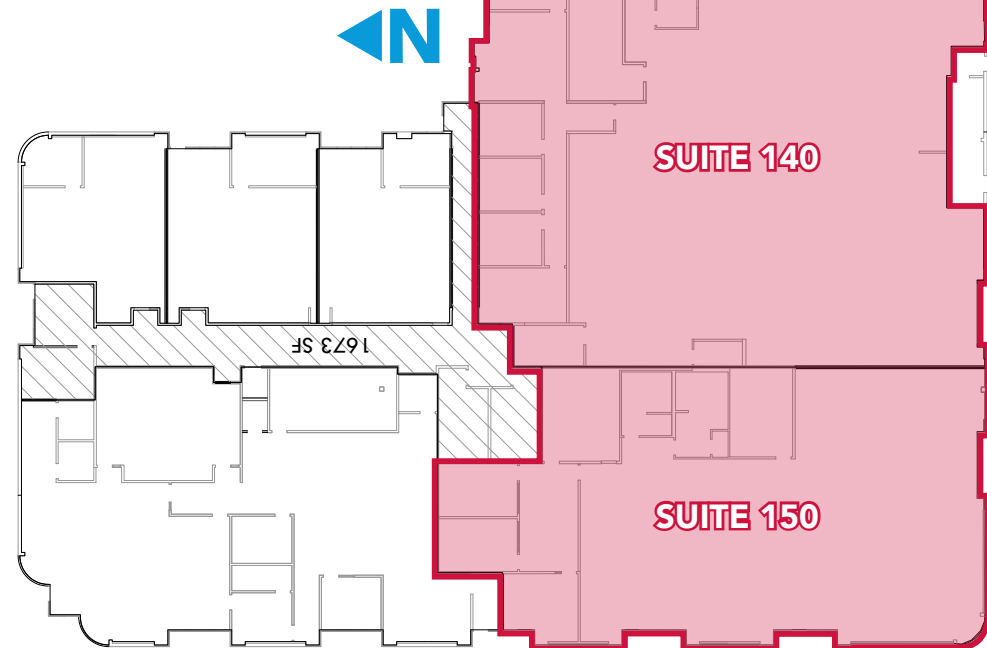
- $\pm 7,024$ SF
- 2 Ground Level Doors
- 13' Minimum Clear Height
- 200 Amps (Verify)
- **AVAILABLE LATE Q4 2026 TO EARLY Q1 2027**

2038 IOWA AVE | SUITE 140

- $\pm 7,987$ SF
- 2 Ground Level Doors
- 13' Minimum Clear Height
- 200 Amps (Verify)
- **AVAILABLE LATE Q4 2026 TO EARLY Q1 2027**

2038 IOWA AVE | SUITE 150

- $\pm 5,263$ SF
- 2 Ground Level Doors
- 13' Minimum Clear Height
- 200 Amps (Verify)
- **AVAILABLE LATE Q4 2026 TO EARLY Q1 2027**



PROPERTY PHOTOS



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FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

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