



FOR LEASE: ±307,394 SF

DIRECTLY ADJACENT IS 9-ACRES OF ADDITIONAL PARKING - UP TO 237 TRAILER PARKING OR 950 AUTO STALLS AVAILABLE UPON REQUEST.

PROPERTY OVERVIEW



Riverside Logistics Center offers unparalleled strategic positioning in Southern California's premier logistics corridor, delivering exceptional connectivity to major transportation networks and distribution hubs. Located with direct access to three major freeways I-215, CA-60, and I-10, the property provides seamless connectivity to the Ports of Los Angeles and Long Beach and critical intermodal facilities including the Union Pacific and BNSF intermodal yards. The facility also offers the potential to activate Foreign Trade Zone 244, providing tenants with significant cost advantages through duty deferral, reduction, and elimination opportunities for international trade operations. This prime Riverside location positions tenants at the crossroads of major distribution routes, with efficient access north to Las Vegas, east to Phoenix, south to San Diego and Mexico, and west to Los Angeles, making it an ideal hub for regional and national distribution operations.

BUILDING SPECIFICATIONS

Property Features



±307,394 SF
Square Foot Building



FTZ Zone: 244
Potential to activate



5
Grade Level Doors



9,444 SF
of Office and Mezzanine Space



Electric Truck
Charging Ready



233
Auto Parking Stalls
Can accommodate up to 950 parking stalls (adjacent to 9-acre lot)



L-Shaped
Cross Dock Configuration



200'
Truck Court Depth



40 Dedicated
Trailer Stalls (Up to 73)
Can accommodate up to 237 Trailer Parking Stalls (adjacent to 9-acre lot)



36'
Clear Height



Secured
Truck Court



4,000 Amps
of 480v/3P electrical gear



56' x 50'
Typical Column Spacing

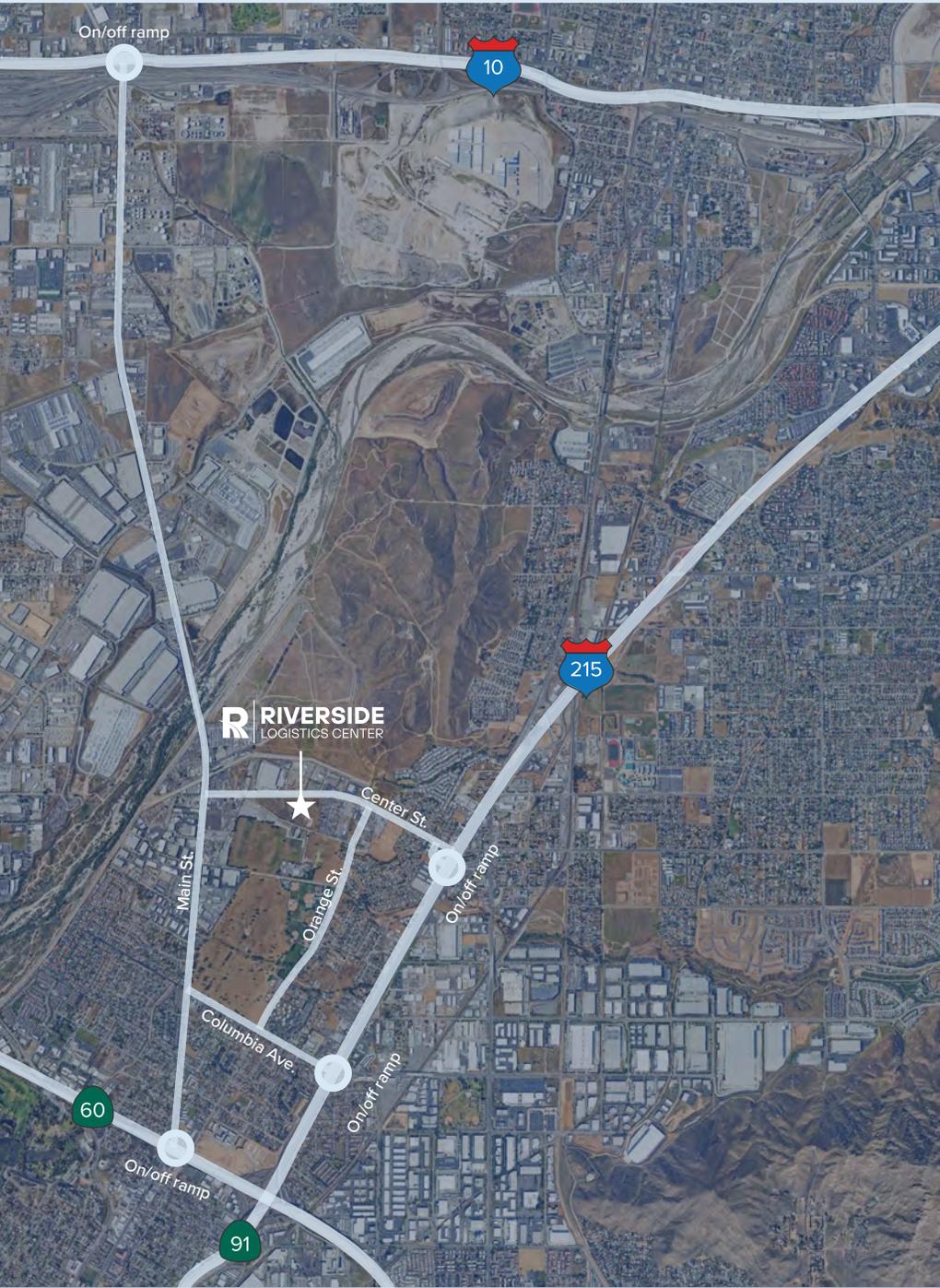


63
Dock High Doors



ESFR
Sprinkler System

LOCATION MAP



±9.33 AC Available for
Truck/Trailer Parking

ADJACENT PARKING

PARKING POSITIONS

Option 1 - 950 Auto Stalls

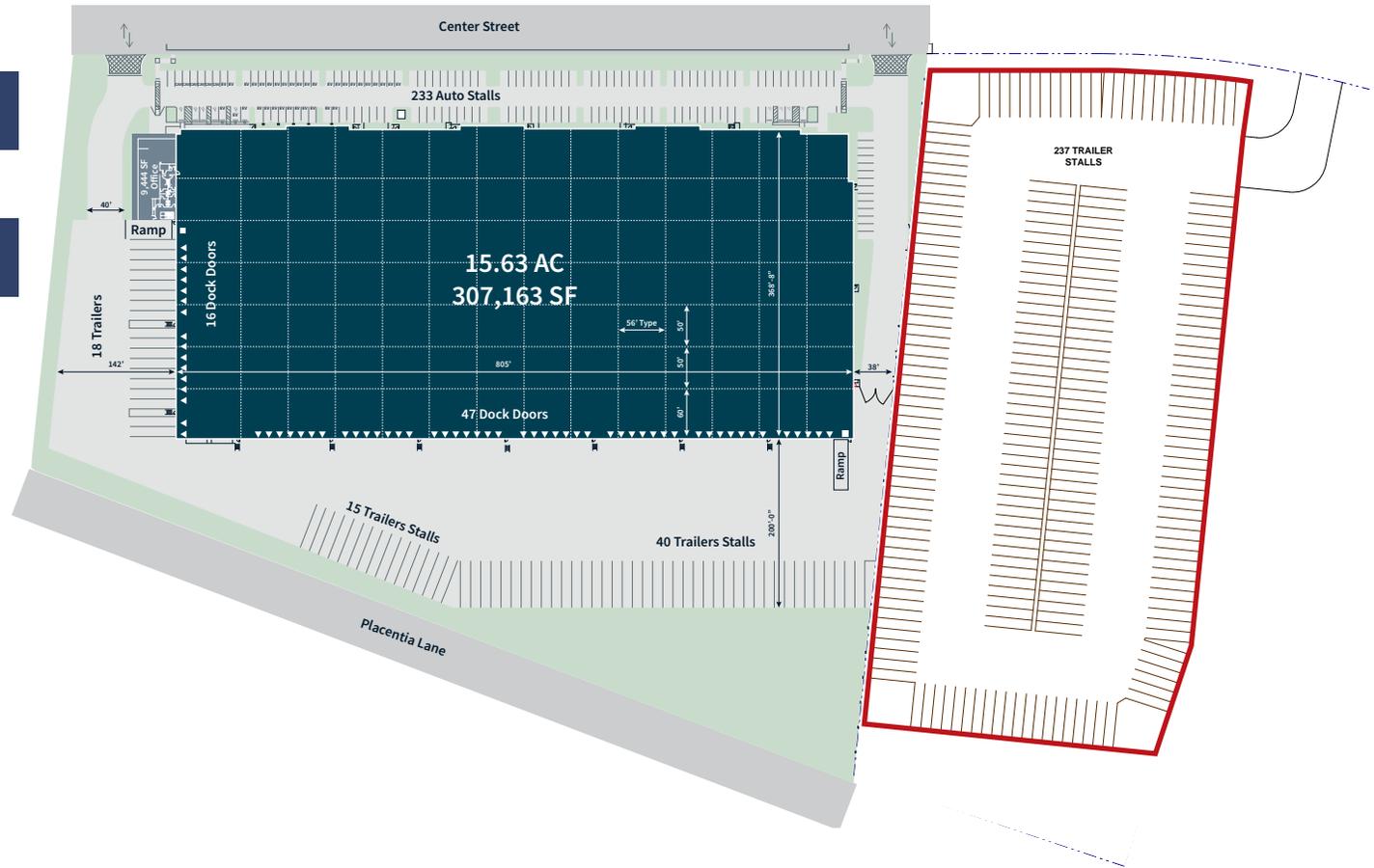
Option 2 - 237 Trailer Stalls

CONTACT

MAB Realty
Brian Tressen
951 847 2226
brian@mabrealty.com

MacLeod & Co
JC Castillo
949 413 9396
Jc@macleodco.com

*Only contact MAB Realty and MacLeod as exclusive agent on excess trailer parking land. JLL is exclusive agent for subject building.



SITE PLAN

PARKING POSITIONS

Option 1 - 73 trailers

Option 2 - 40 Trailers

Option 3 - 20 Trailers



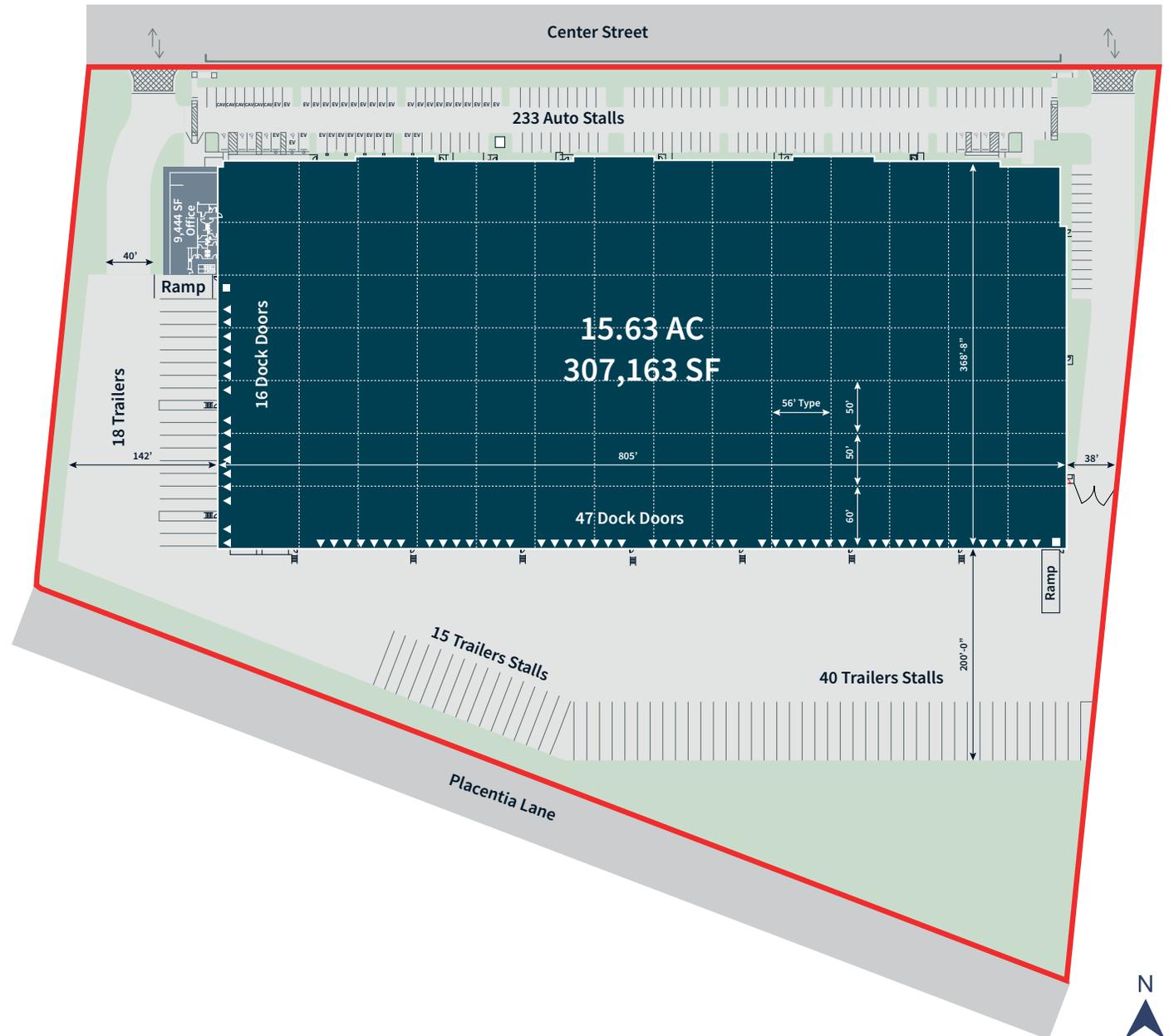
Access points



Dock high doors

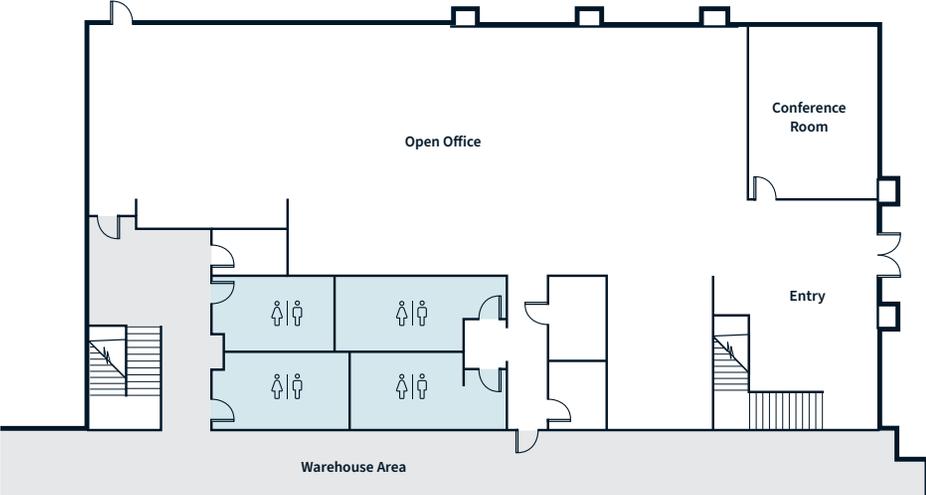


Grade level doors

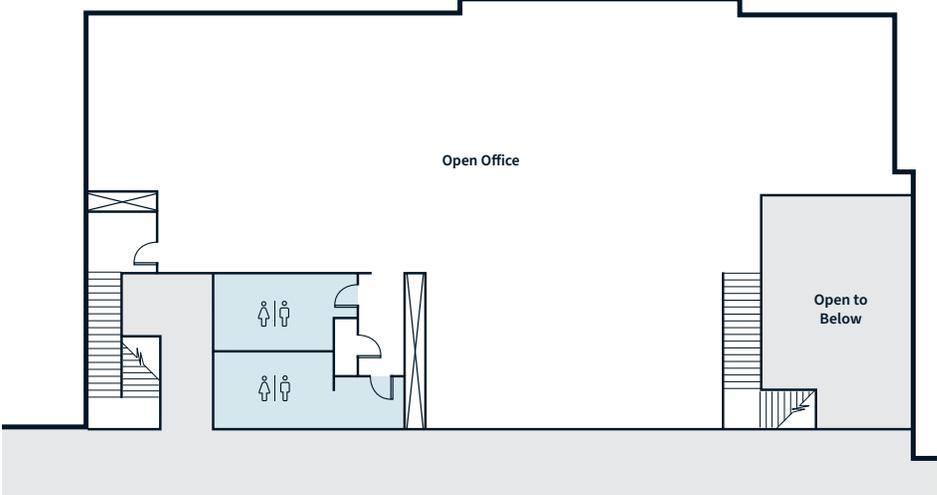


OFFICE PLANS

FIRST FLOOR



MEZZANINE



RACKING PLANS

OPTION 1

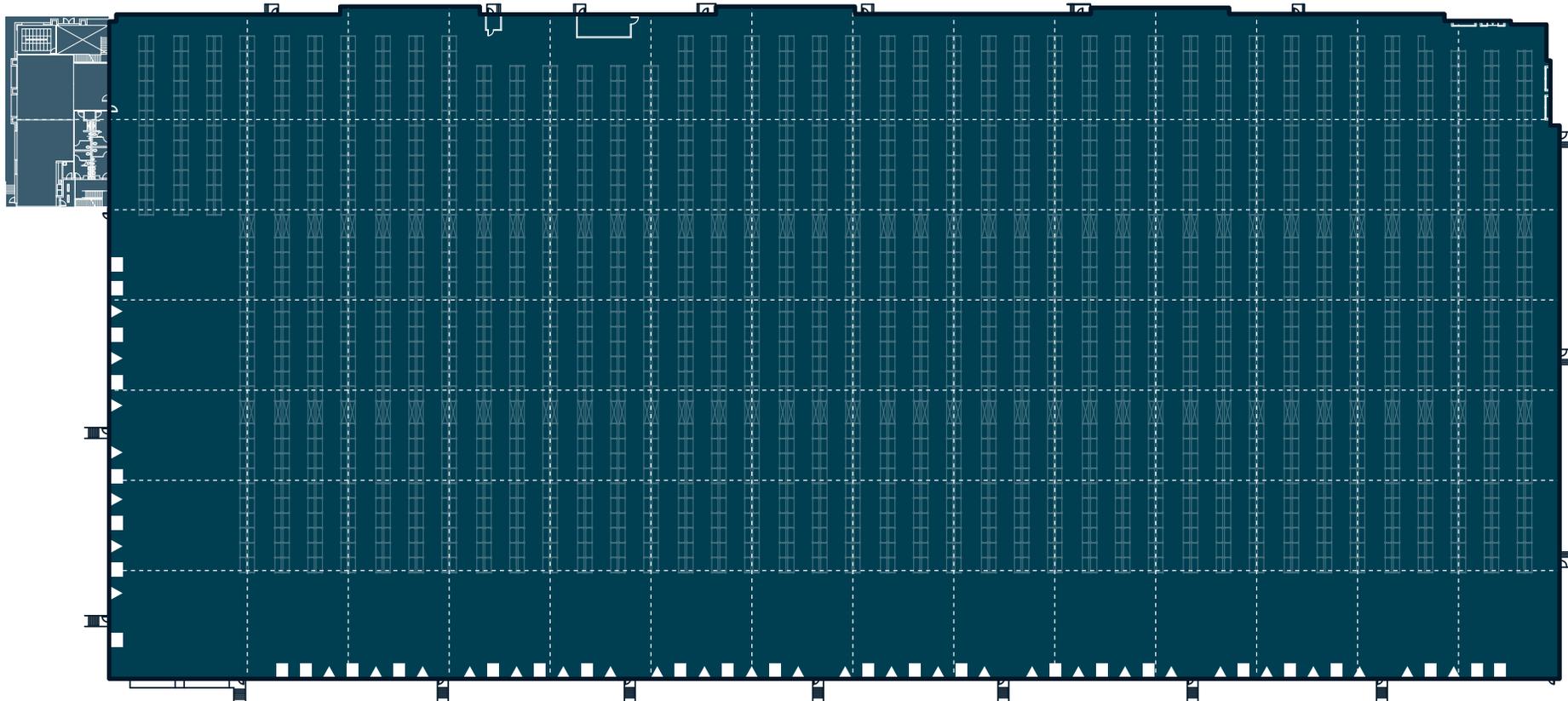
Total pallet positions

33,200 Pallets

10' Aisles

96" Storage beams

1144" Tunnel beams



ALTERNATIVE RACKING OPTIONS

Option 2

Option 3

Contact: Greg Hanoian

Phone: 562.447.5891

E-mail: greg.hanoian@raymondwest.com

TRANSPORTATION MAP



Freeways

I-215	2 mi
CA-60	2.6 mi
I-10	5 mi



Airports

Ontario International Airport	17.1 mi
Los Angeles International Airport	71.6 mi



Intermodal/Ports

UP Intermodal Yard	4.1 mi
Ports of Los Angeles & Long Beach	71.6 mi

CORPORATE NEIGHBORS





HUNTER MCDONALD
Managing Director
Lic.# 01879029
hunter.mcdonald@jll.com
+1 909 467 6873

BRIAN THENE
Executive Vice President
Lic.# 02090362
brian.thene@jll.com
+1 909 467 6859

CHASE BERRY
Vice President
Lic.# 02196093
chase.berry@jll.com
+1 909 467 6877

PATRICK WOOD
Vice Chairman
Lic.# 01776274
patrick.wood@jll.com
+1 909 467 6857

DYA NAVARRETE
Senior Associate
Lic.# 02078833
dya.navarrete@jll.com
+1 909 467 6875



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.