



**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



**2**  
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

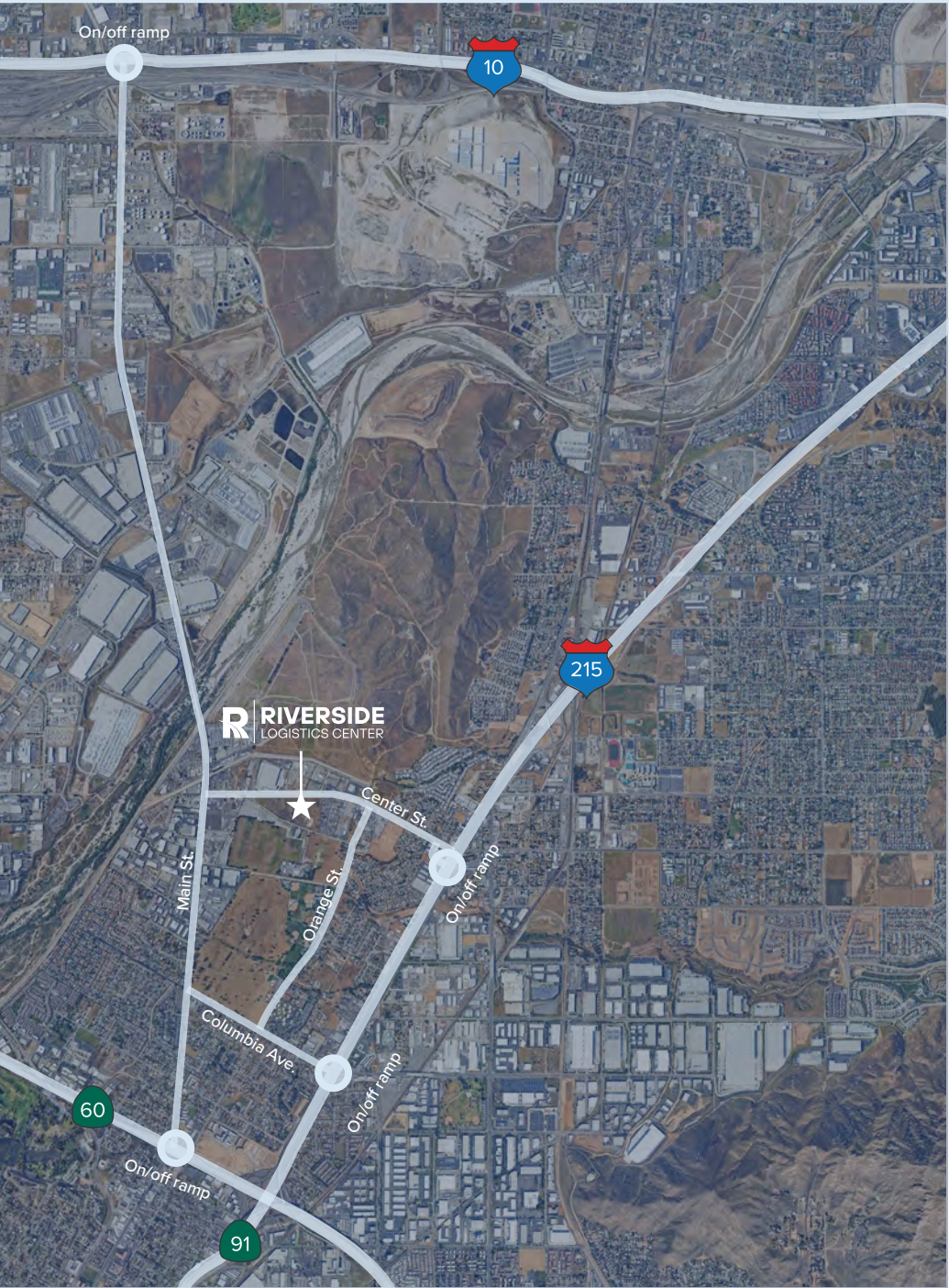


**63**  
Dock High Doors



**ESFR**  
Sprinkler System

# LOCATION MAP



# ADJACENT PARKING

## PARKING POSITIONS

Option 1 - 950 Auto Stalls

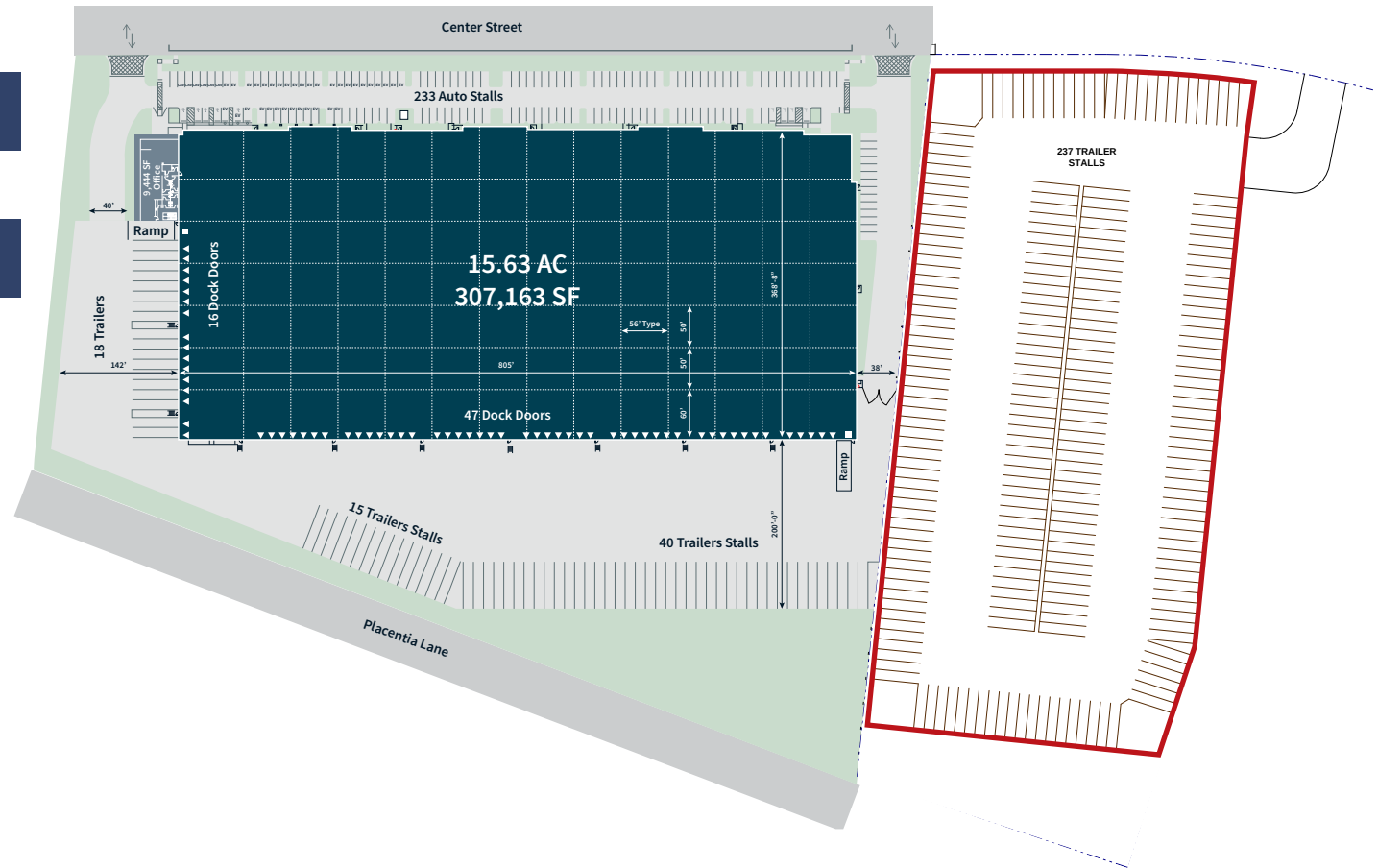
Option 2 - 237 Trailer Stalls

## CONTACT

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



# SITE PLAN

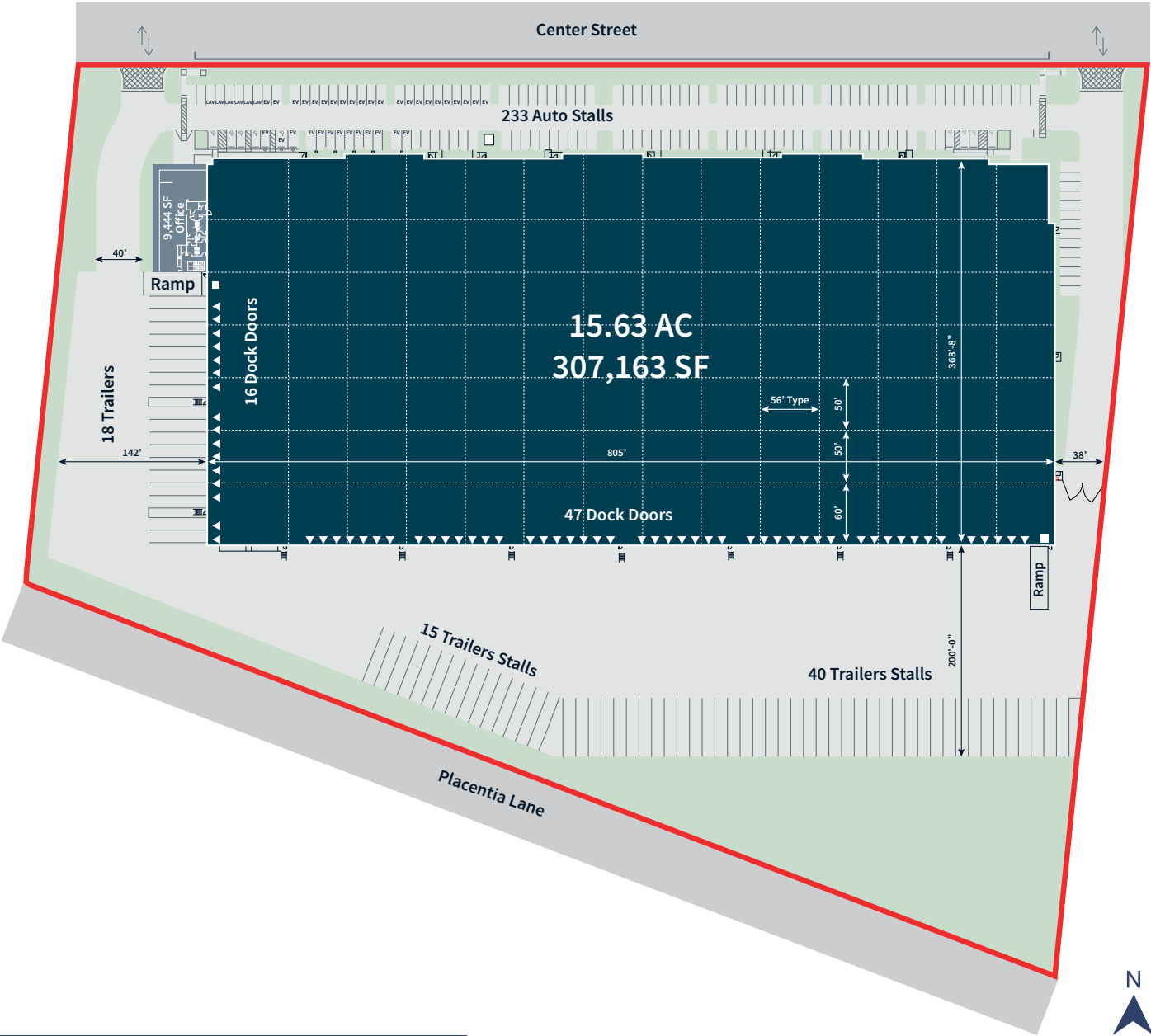
## PARKING POSITIONS

Option 1 - 73 trailers

Option 2 - 40 Trailers

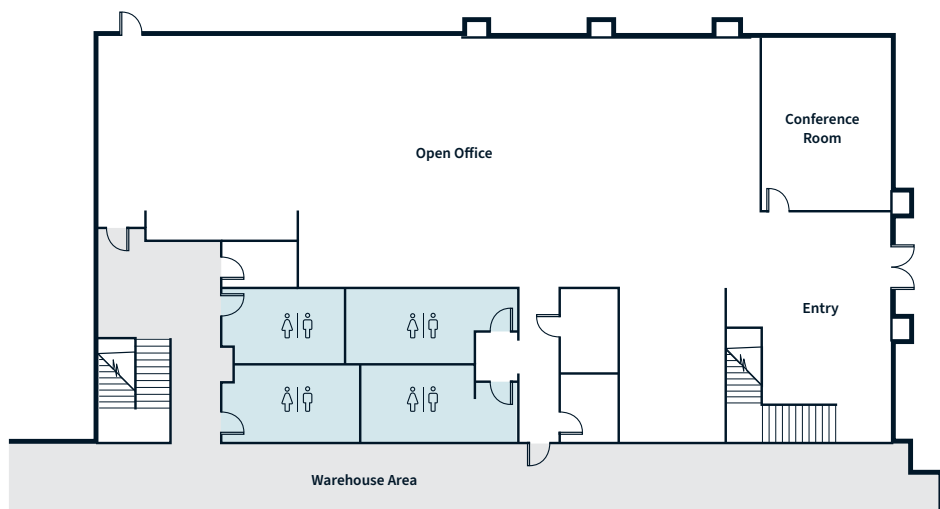
Option 3 - 20 Trailers

- ↕ Access points
- ▲ Dock high doors
- Grade level doors

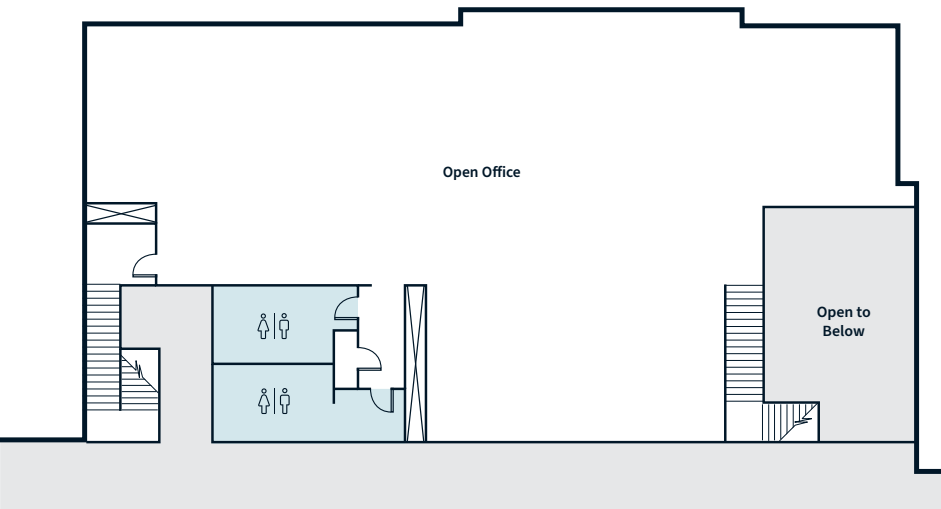


# OFFICE PLANS

## FIRST FLOOR



## MEZZANINE



# RACKING PLANS

## OPTION 1

### Total pallet positions

33,200 Pallets

10' Aisles

96" Storage beams

1144" Tunnel beams

## ALTERNATIVE RACKING OPTIONS

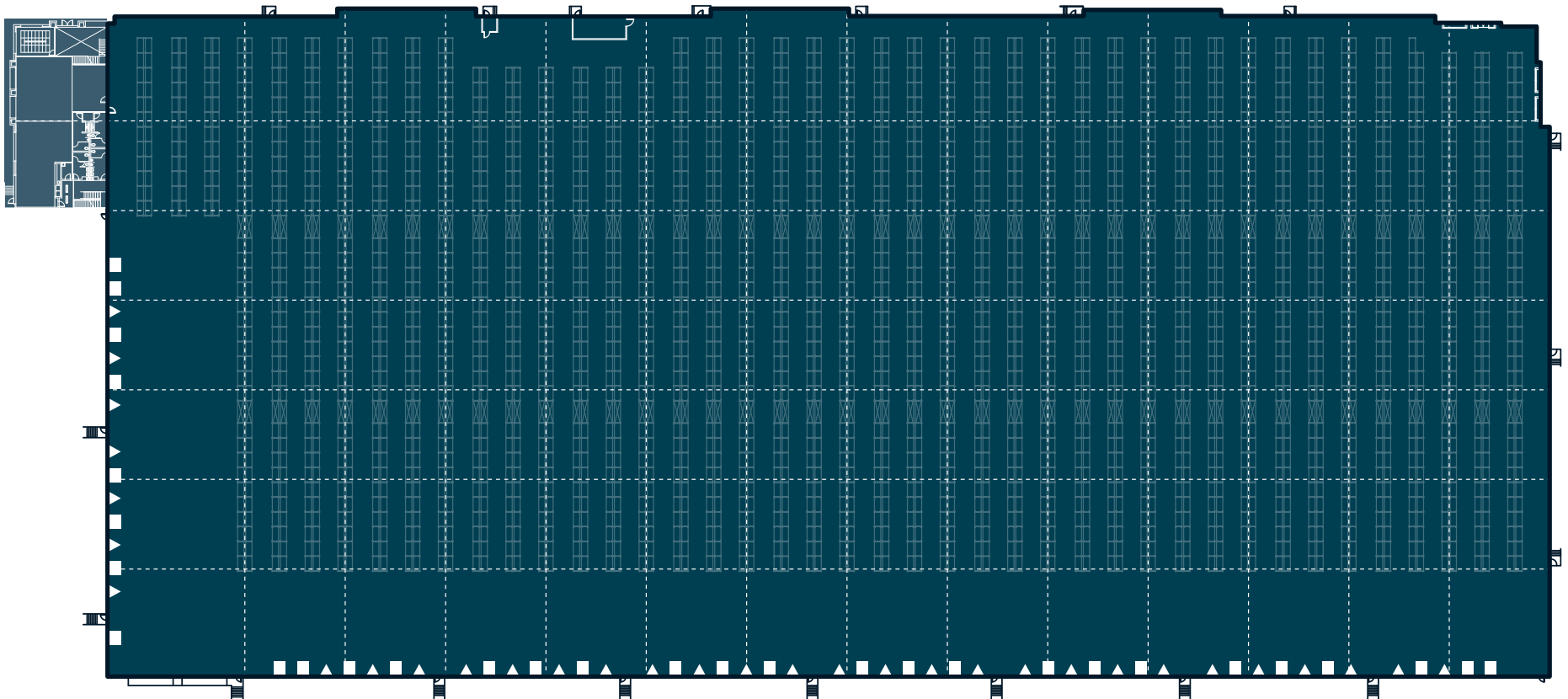
Option 2

Option 3

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# 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





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