

**±21,138 SF
FACILITY
FOR LEASE**

14040 MERIDIAN PARKWAY BLDG. 8
RIVERSIDE, CALIFORNIA 92508



AVAILABLE • ±21,138 SF

OFFICE SF • ±1,500

WAREHOUSE SF • ±19,638 (est.)

POWER • 400 Amps, 277/480 V (expandable) (verify)

GL/DH • 1/3

CLEAR HEIGHT • 24'

SITE • Full Concrete Lot

PARKING • 25 Surface Spaces **Ratio** • 1.18/1,000 SF

For more information, contact:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

 Another
Glover Family, LLC
Real Estate Investment

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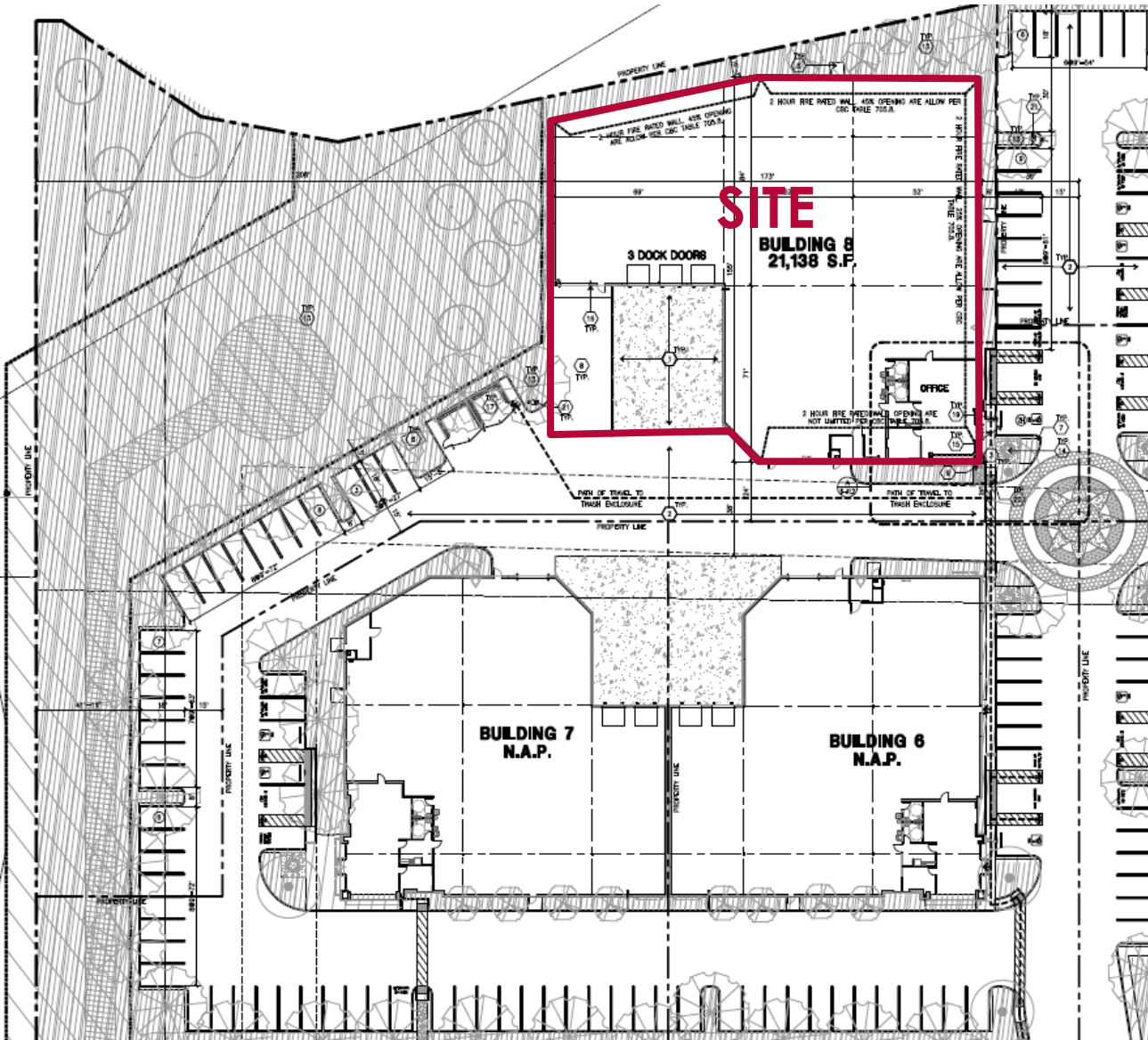
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MS ALESSANDRO BUSINESS PARK ±21,138 SF INDUSTRIAL BUILDING

14040 MERIDIAN PARKWAY BLDG 8

RIVERSIDE, CALIFORNIA 92508



LEASE TERM: 5 Years
\$0.68/PSF/NNN/Month/Plus \$0.22/SF NNN/CAM
With 3.25% Base Rent Annual Increases
Security Deposit \$TBD

- ±1.91 acre site
- Highly visible along I-215 Fwy
- New concrete tilt-up construction
- 3 dock high loading & 1 ground level loading doors
- 25 surface spaces available, ratio 1.18/1,000 SF
- Move in Ready

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