

±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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COMMERCIAL REAL ESTATE SERVICES

 Another  
**Glover Family, LLC**  
Real Estate Investment

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For more information, contact:

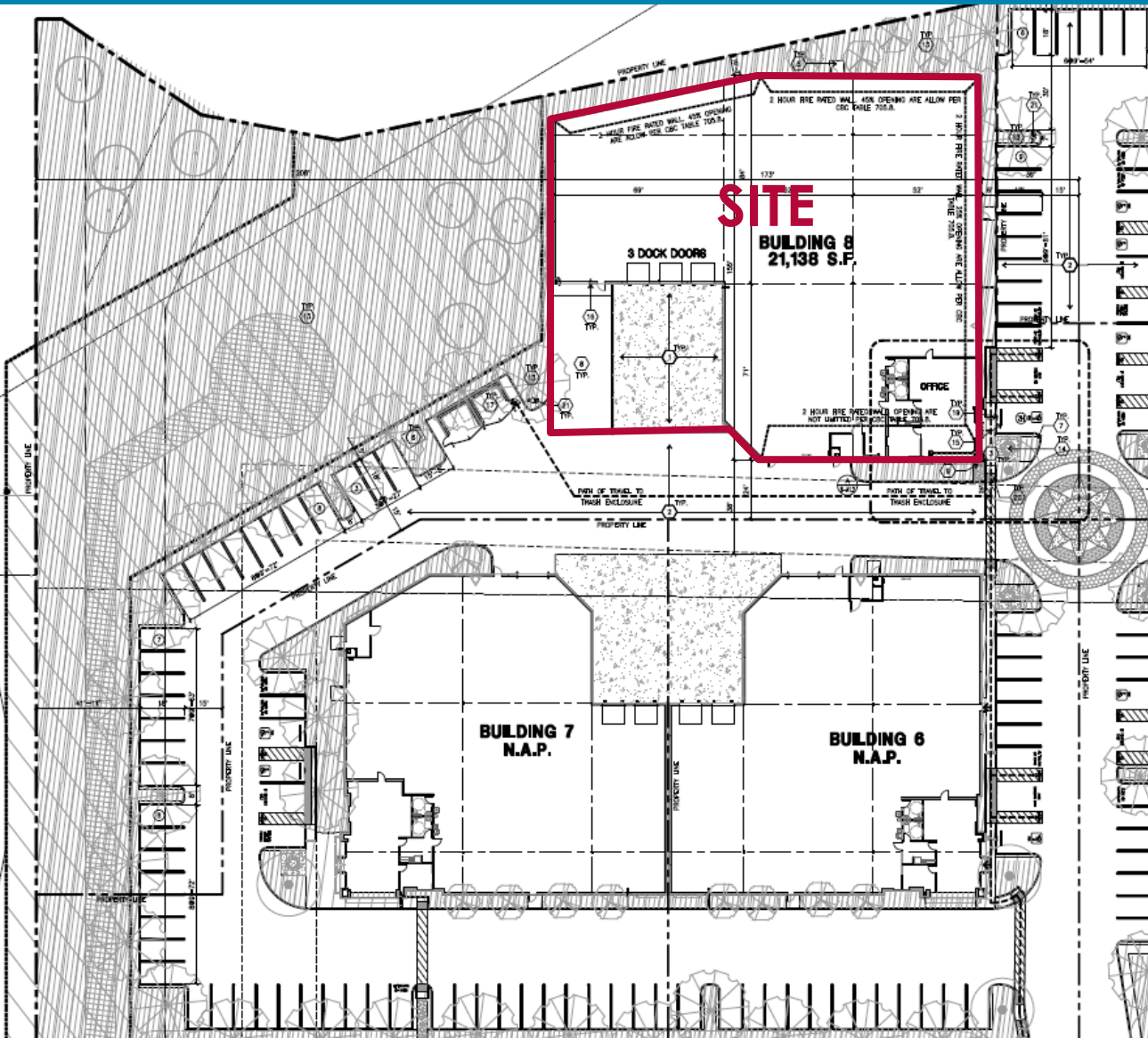
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# MS ALESSANDRO BUSINESS PARK 14040 MERIDIAN PARKWAY BLDG 8

## ±21,138 SF INDUSTRIAL BUILDING RIVERSIDE, CALIFORNIA 92508



LEASE TERM: 5 Years  
\$0.79/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  
20 surface spaces available, ratio 1.18/1,000 SF  
Move in Ready

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