



INDUSTRIAL FOR SALE

6300 BOX SPRING BLVD.
RIVERSIDE | CA



±44,000 SF
INDUSTRIAL



5.18 AC
LAND



FENCED
YARD



210 & 60
FREEWAYS ACCESS

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

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FOR SALE

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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 44,000 SF Industrial Building
- 5.18 Acres of Land
- Asphalt Throughout
- Fenced, Secured and Lighted Yard
- Turnkey Facility with Immediate Access to 60 and 215 Freeways
- 18' Warehouse Clearance
- 800 Amps
- Exterior Dock Platform on western side of the building to accommodate ± 10 Dock High Positions
- Additional 5 Dock High Doors on the eastern side of the building to create cross-dock configuration
- An approximate 80' truck courts on both sides of the building
- Potential expansion of 1.53 acres with use of the Metropolitan Water District easement

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AMENITIES MAP

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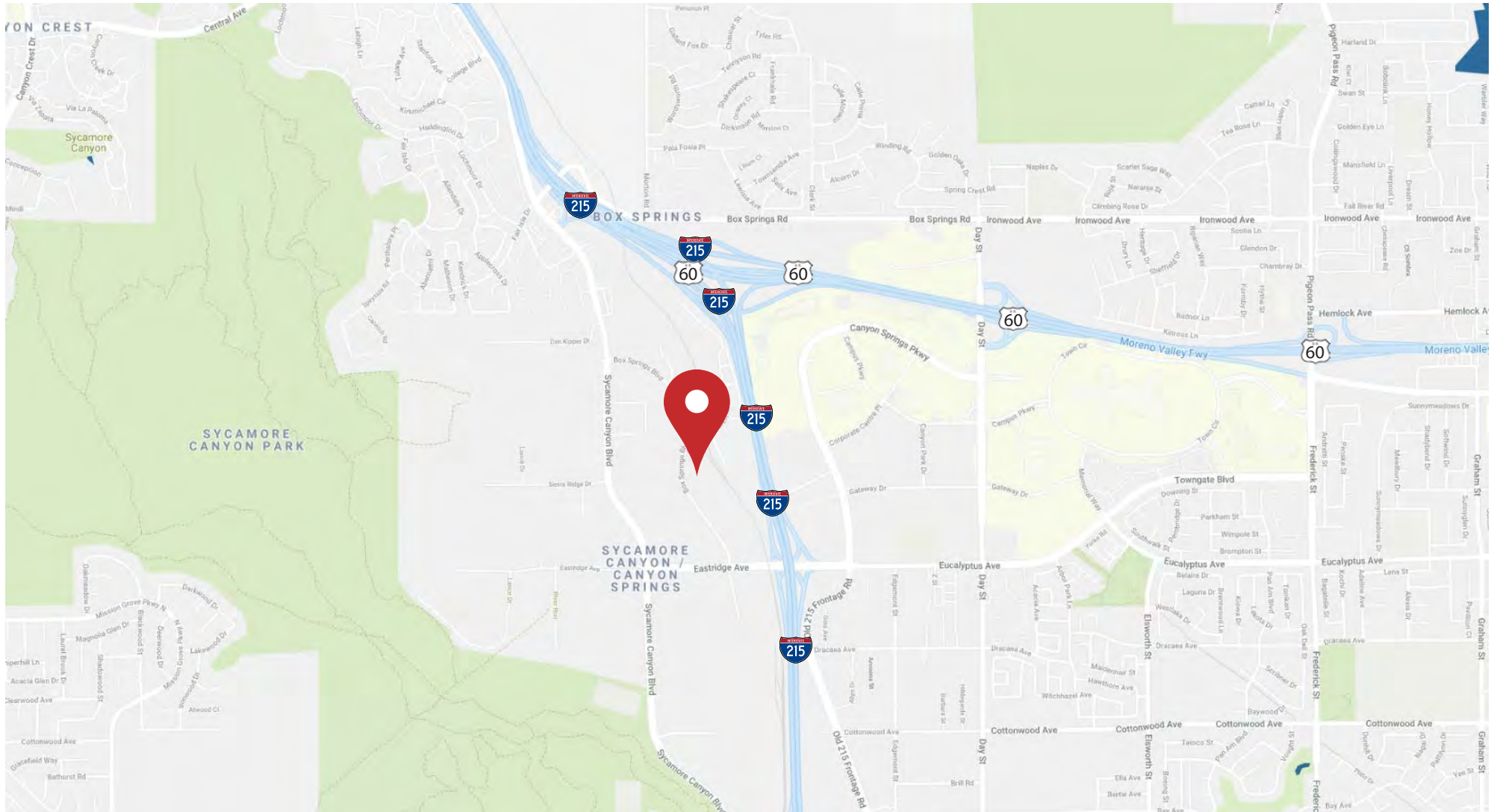
1. Flexsteel Industries & Coupang Global LLC
2. ICI Paints
3. PPG Paints
4. Inter-American Products
5. Geordis Logistics
6. Ross Dress for Less
7. Inter-American Products
8. Yaluma
9. US Department of Treasury
10. VSE Corporation
11. MAT Holding
12. Western Case Inc.
13. Wolds Kitchen
14. Team California Paint Shop
15. Jenson USA



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LOCATION MAP



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