



MERIDIAN BUSINESS PARK

16301 CAROLINE WAY, RIVERSIDE, CA

SOUTH CAMPUS \\\ BUILDING E

200,000 SF

ON 13.68 ACRES

CAN BE DELIVERED IN 10 MONTHS



BTS :: FOR LEASE OR SALE

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PROPERTY **HIGHLIGHTS**

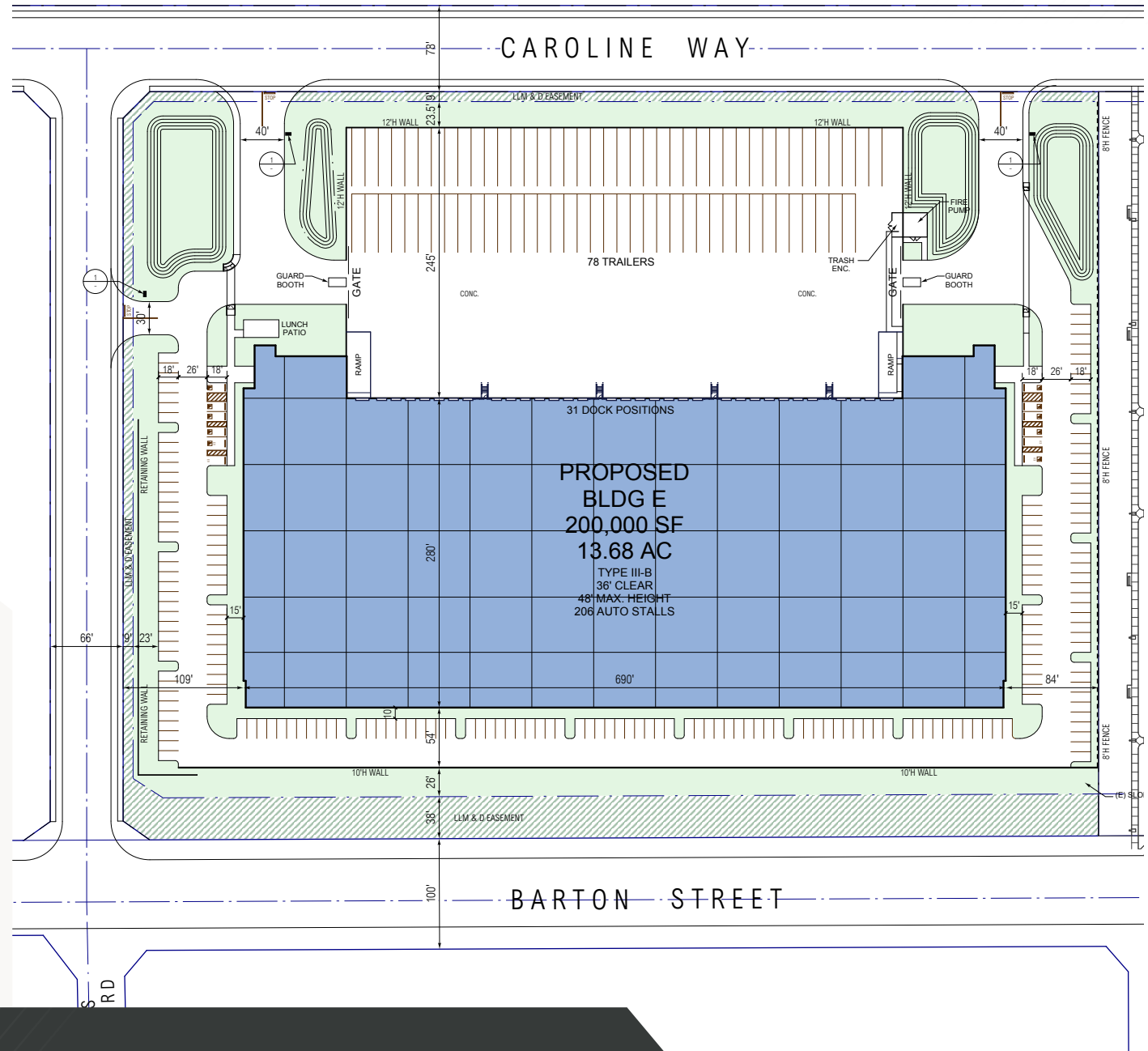
Building	Ground Floor Footprint: 200,000 SF Spec Office - 4,943 SF w/equipment platform of 4,830 SF
Site	13.68 ac Net Site Area (33.56% coverage)
Clear Height	36' clear
Column Spacing	50'-0" x 56'-0" / 60'-0" x 56'-0" @ staging bay
Dock Doors	(31) 9'W x 10'H dock high doors
Grade Level Doors	(2) 12'W x 15'H grade level door – manual chain hoist 20-gauge doors w/ vision lite Z-guards at all door jambs
Auto Parking	206 Stalls
Trailer Parking	(78) 12'W x 53'L Trailer Stalls
Building Insulation	White, foil-backed scrim across warehouse roof
Skylights	2.5% skylights w/ acrylic/polyester tri-arch
Electrical Service	4000 AMPs
Site Lighting	LED site lighting 2700K LED Lighting compliant w/ March JPA requirements
Warehouse Ventilation	Warehouse: Rooftop exhaust fans for 1 complete air change per hour
Fire Protection	ESFR sprinkler system
Misc. Site Amenities	Conduits for future gate operators at the (2) truck yard entrance gates Electrical conduits provided for future guard booths at each yard entrance Electrical conduit available for electric vehicle chargers



SITE PLAN

BLDG E 200,000 SF

36' CLEAR
31 DH DOORS
2 GL DOORS
206 AUTO STALLS
78 TRAILER STALLS
245' TRUCK COURT



REGIONAL **MAP**

26 MILES

TO ONTARIO INTL AIRPORT

74 MILES

TO PORTS (LA/LB)

77 MILES

TO LAX (LA INTL AIRPORT)

89 MILES

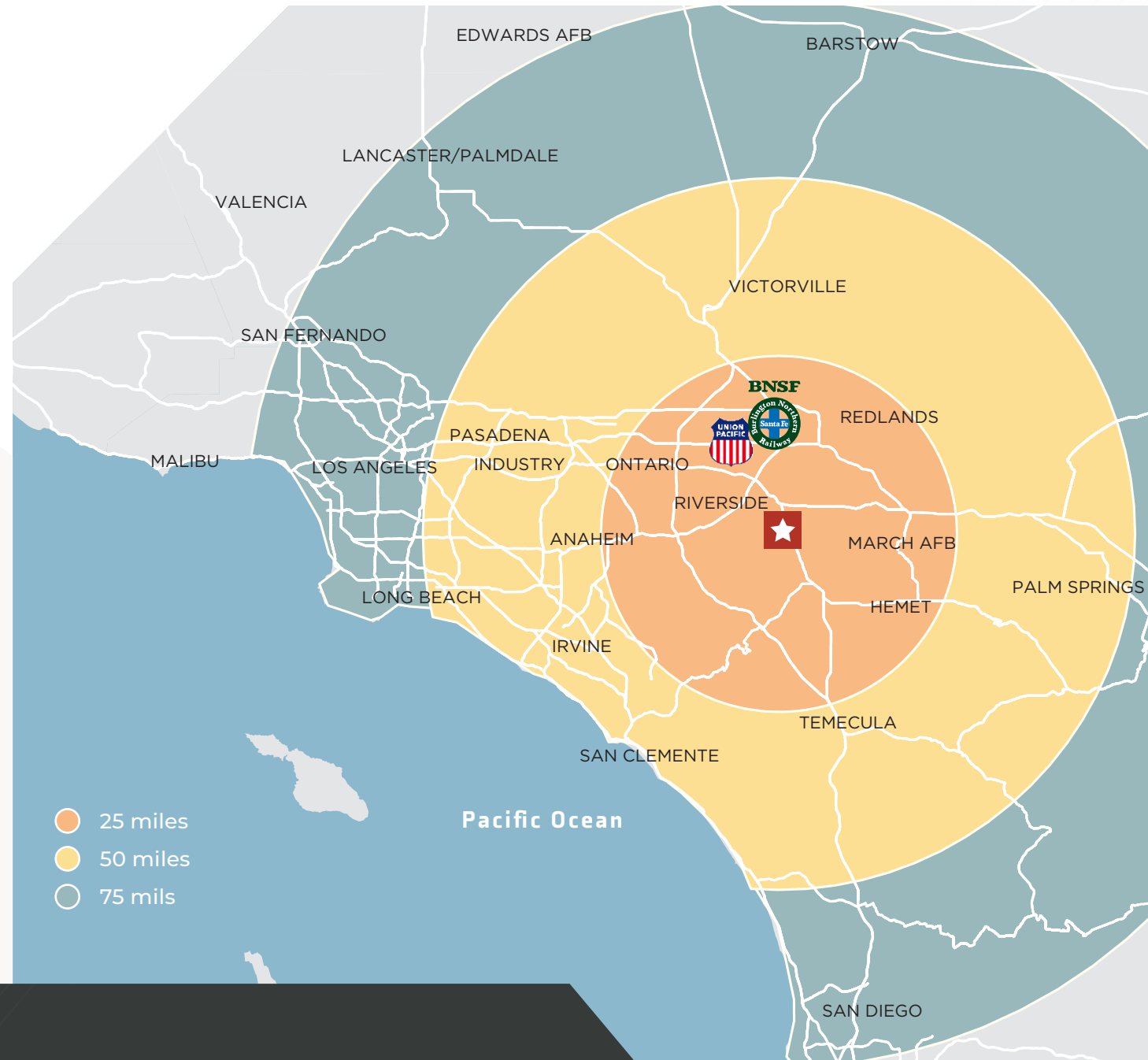
TO SAN DIEGO

100 MILES

TO U.S./MEXICO BORDER

246 MILES

TO LAS VEGAS, NV



AERIAL MAP





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16301 CAROLINE WAY, RIVERSIDE, CA

Lewis Group Of Companies

WAYP⁺INT
PROPERTY GROUP

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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