

# 21800 Opportunity Way

RIVERSIDE, CALIFORNIA

**FOR LEASE ±89,495 SF**



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# PROPERTY HIGHLIGHTS



±89,495 SF Building on  
5.02 acres



32' Minimum Clear  
Height



13 Dock High  
Doors (9'x10')



±4,710 SF Offices  
(±2,417 SF First Floor/  
±2,293 SF Mezzanine)



2,000 Amp Electrical  
Service



1 Grade Level Ramp  
(12'x14')



93 Auto Parking  
Spaces



130' Fully Secured Concrete  
Truck Court



7" Floor Slab  
4,000 psi



ESFR Sprinkler System



LED Warehouse Lighting



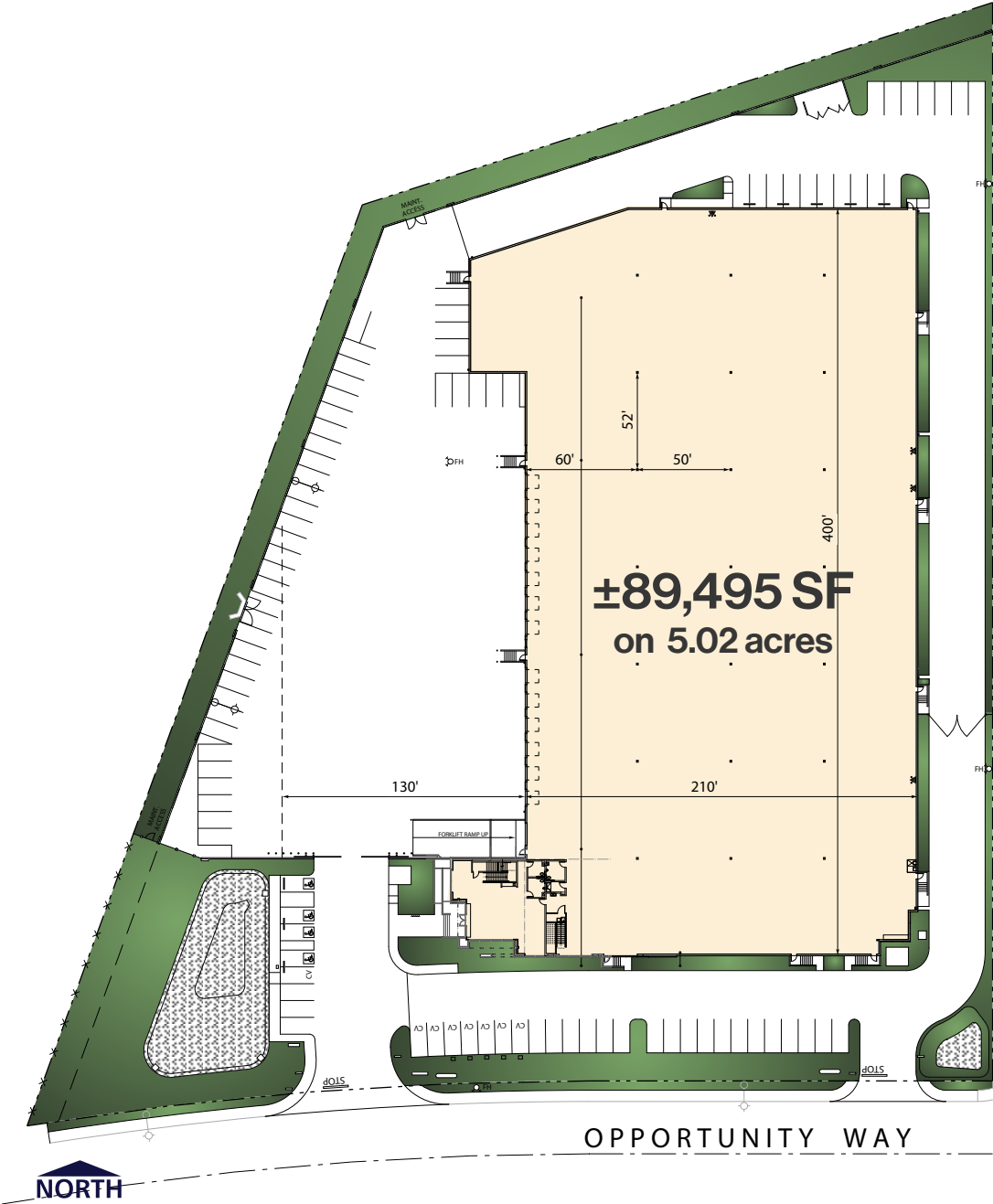
Excellent I-215 Freeway Access via  
Van Buren Blvd and Cactus Ave  
On/Off Ramps



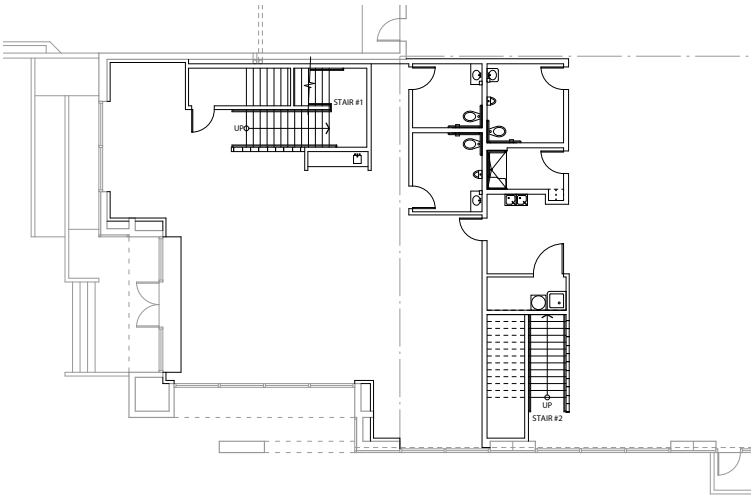


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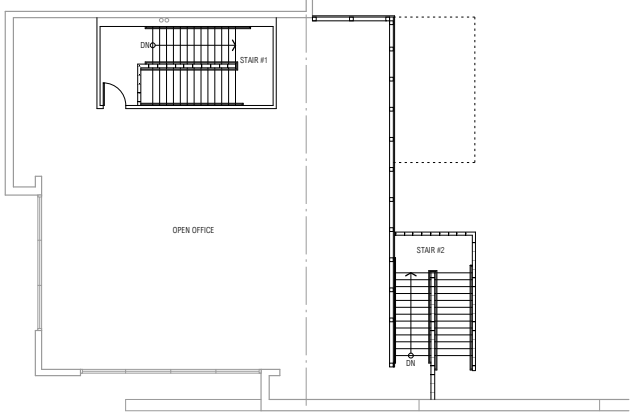
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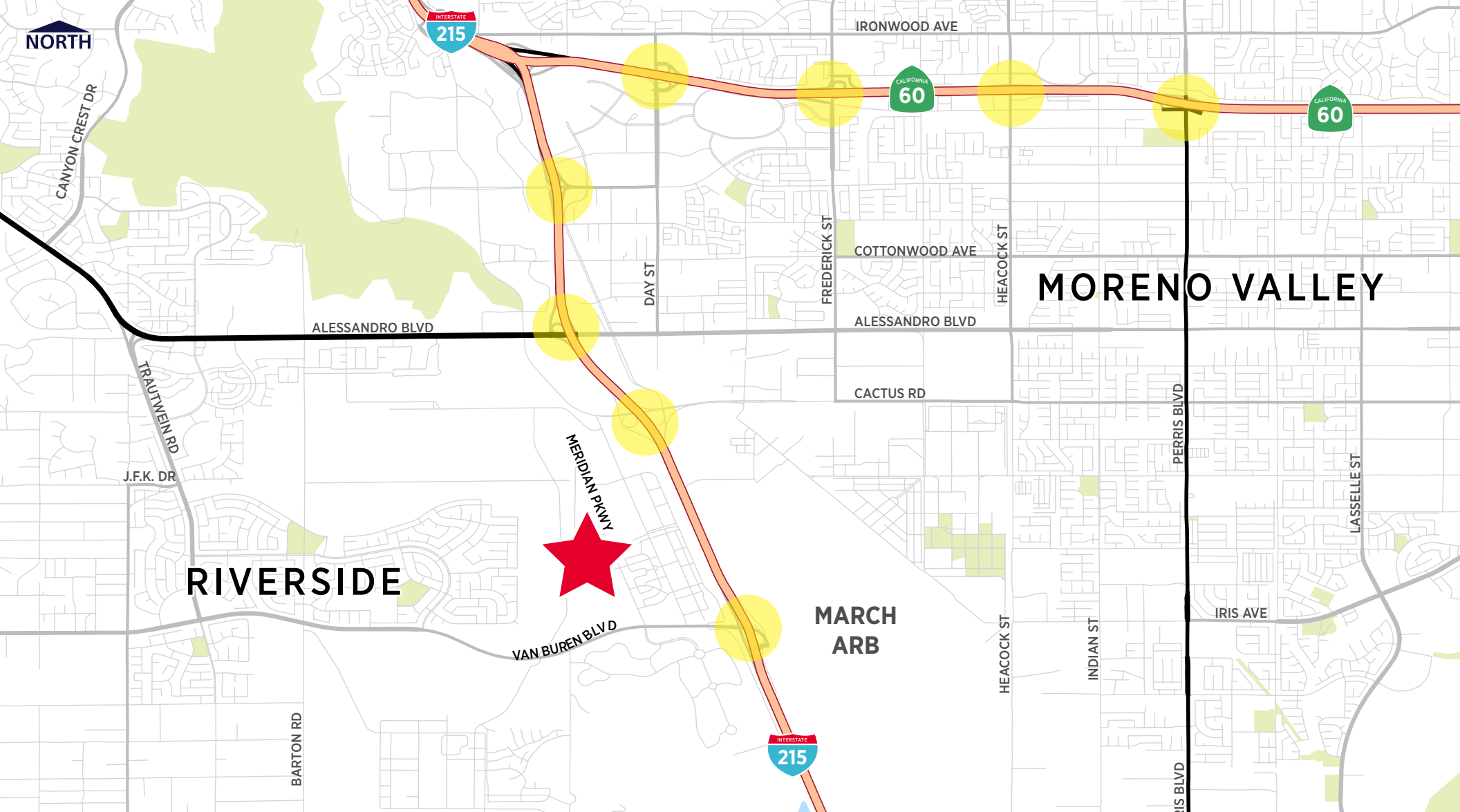
±2,417 SF First Floor Offices



±2,293 SF Mezzanine



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