



1690 DAN KIPPER DRIVE, RIVERSIDE, CA 92507

Prologis Sycamore Distribution Center 3





PROPERTY HIGHLIGHTS

- Located in the Sycamore Canyon Industrial area
- 48,275 SF Free-Standing Industrial Building
- Site Area of 2.54 Acres
- 3,914 SF of Single Story Office
- Close Proximity to 60, 215, 15, and 91 Freeways
- BMP Industrial Zoning
- Large Secured Concrete Yard
- Riverside Public Utilities Providing Lower Power Cost
- 30' Minimum Clearance
- 1 Ground Level Door
- 5 Dock High Loading Doors
- ESFR Fire Sprinkler Systems with K25 Heads
- Power 400 AMP, 277/480 Volt (Expandable)
- Full Concrete Parking Area with 65 Spaces
- 119' Truck Court
- T-5 Lighting

State-of-the-Art Industrial Park in the Ideal Location.

Prologis Sycamore Distribution Center is home to a diverse array of national and international brands, benefiting from a well-developed infrastructure, business-friendly zoning, and proximity to a skilled labor pool. The area is fully supported by modern utilities, fiber-optic connectivity, and municipal services, creating an ideal environment for companies focused on growth, efficiency, and innovation.

	 SIZE	 OFFICE	 DOCK DOORS	 GRADE DOORS	 TRUCK COURT	 CLEAR HEIGHT
Building 3	48,275 SF	3,914 SF	5	1	119'	30'





# Strategically Situated. Seamlessly Connected.

Strategically located in the heart of Sycamore Canyon, one of Southern California's most sought-after industrial corridors, this property offers unparalleled access, connectivity, and business potential. Nestled in the thriving City of Riverside, the Sycamore Canyon Industrial Area is renowned for its dynamic mix of logistics, manufacturing, distribution, and advanced technology companies.





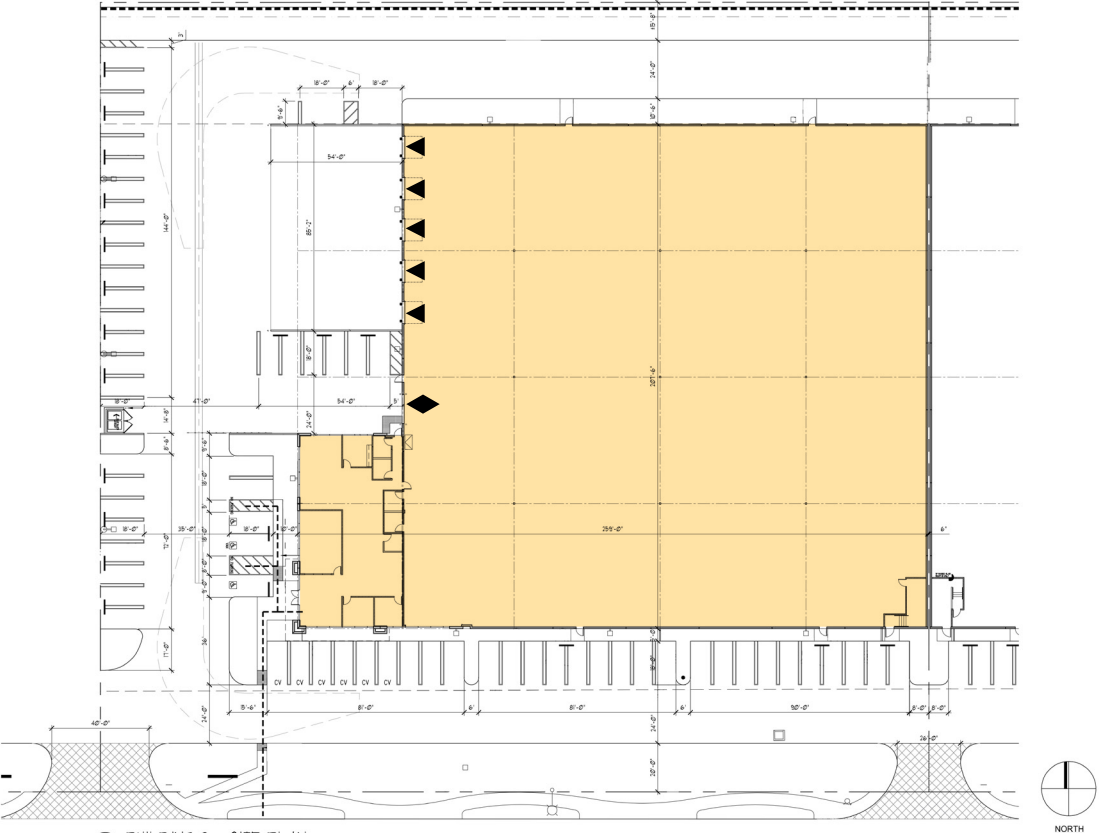
Built for Business.  
Ready for Growth.

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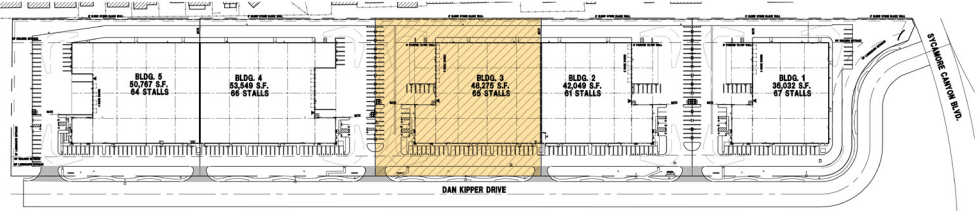
AVAILABLE SEPTEMBER 2025  
Existing – ±48,275 SF



Ⓑ BUILDING 3 - SITE PLAN  
SCALE: 1"=10'-0"



- Available
- Dock Door
- Drive-in Door



Ⓐ BUILDING 3 - KEY PLAN  
SCALE: 1"=100'-0"





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