

FOR LEASE | AVAILABLE NOW



14600 INNOVATION

14600 Innovation Drive
Riverside, CA 92508

600,727 SF
Freestanding Industrial Building

PHIL LOMBARDO

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License 00892477

CHUCK BELDEN, SIOR

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HIGHLIGHTS



**Freeway frontage
along I-215 freeway**



**26.95
acre parcel**



**±4,160 SF
of office**



**32'
clear height**



**93 dock high (9'x10')
with 20, 40,000 lb pit levelers
2 grade level (12'x15')**



**185' and 245' fully
secured, all concrete
truck court**



**145 trailer
parking stalls**



**190 auto
parking stalls**



**Expandable to
4,000 amps**



**ESFR
sprinkler system**



**Brand-new
LED lighting
(interior/exterior)**



**3% skylight ratio
and white scrim
foil insulation**



**Immediate access to
I-215 freeway via Cactus
Ave and Van Buren Blvd**



**LEED
Silver Certified**

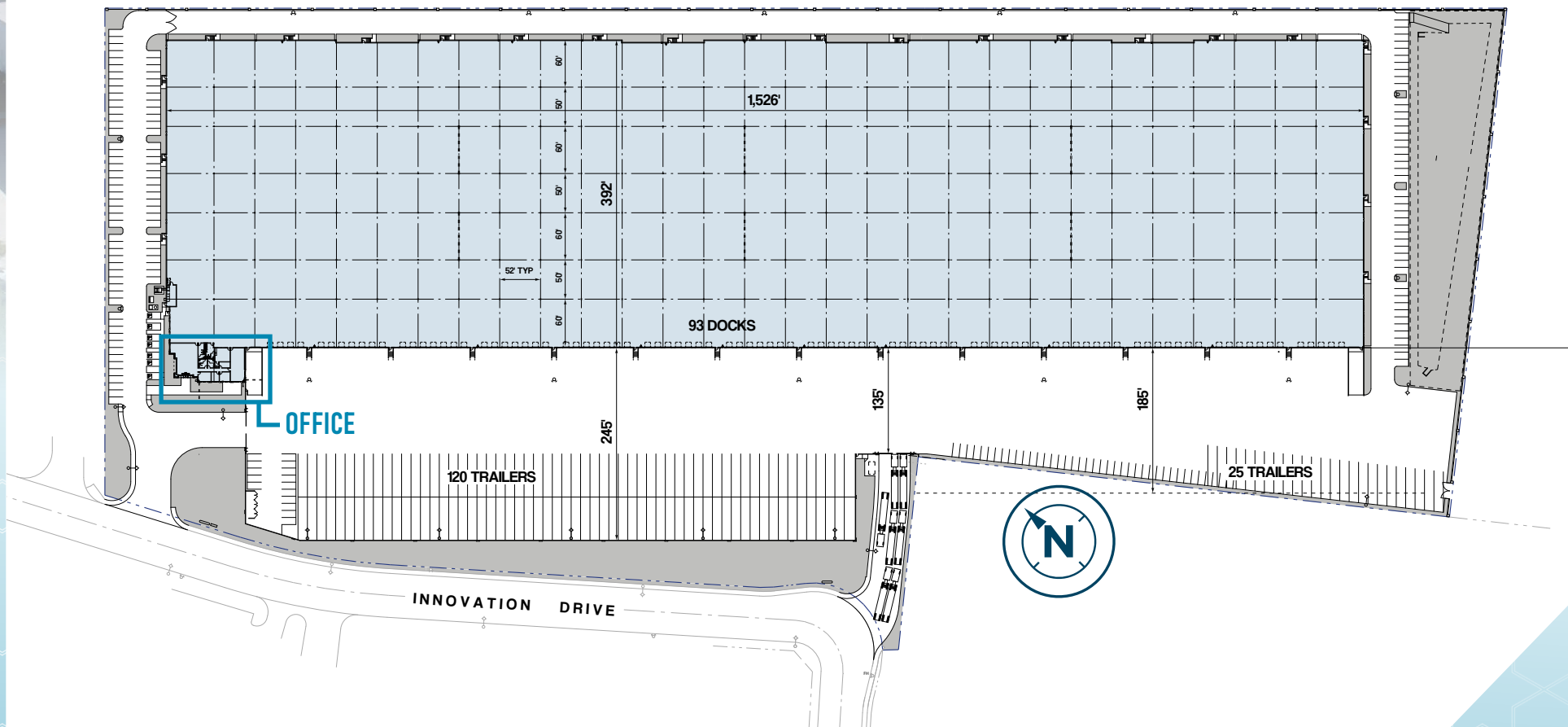


**Located in Master
Planned Meridian
Business Center**

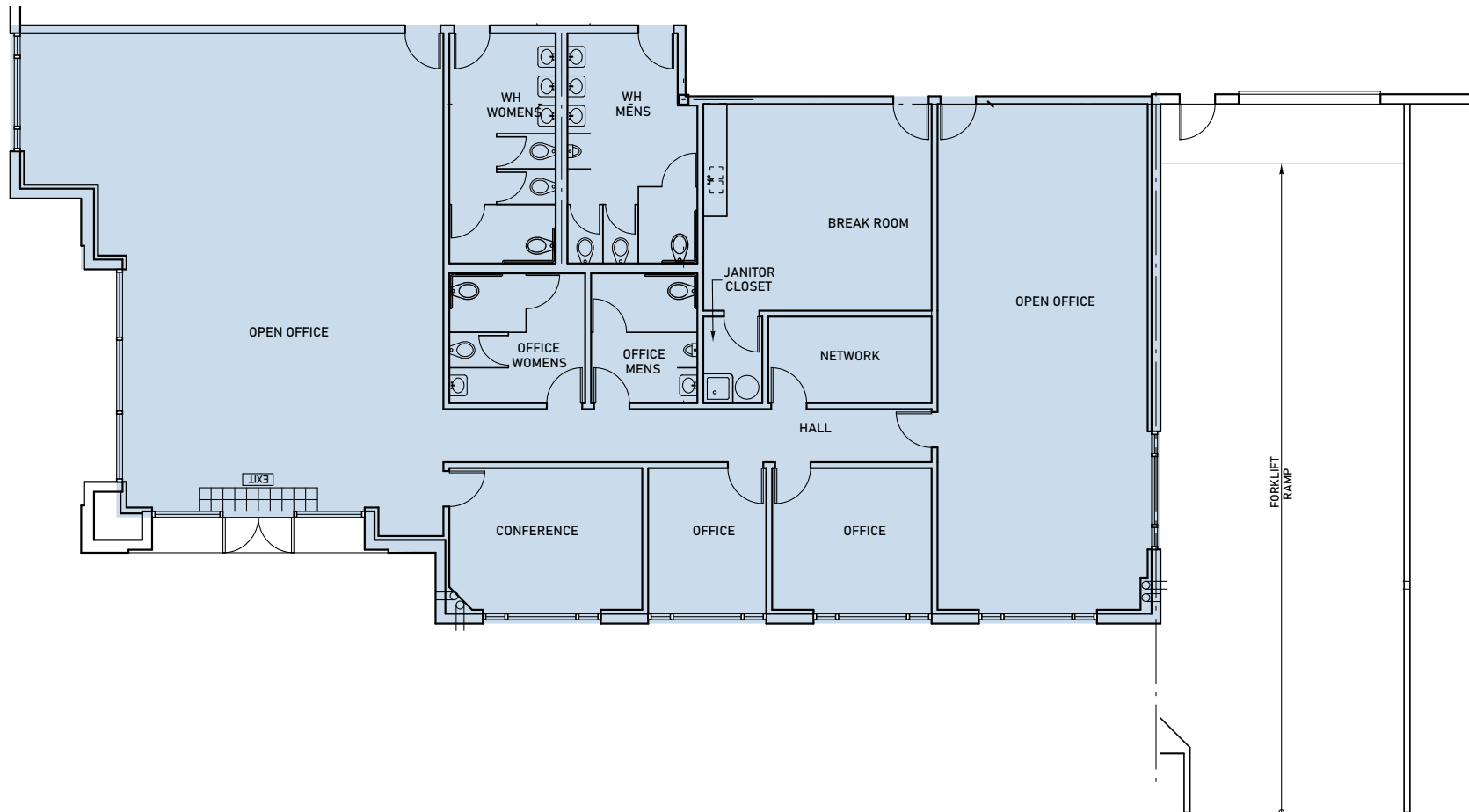


**Located in Foreign
Trade Zone No. 244**

SITE PLAN



OFFICE PLAN



LOCATION



REGIONAL



I-215 CORRIDOR CORPORATE OCCUPIERS



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