

MERIDIAN BUSINESS PARK

20201 CAROLINE WAY, RIVERSIDE, CA

SOUTH CAMPUS | BUILDING D



782,209 SF

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

782,209

TOTAL BUILDING
SQUARE FEET



FLEXIBLE FOR ALL
USER TYPES

40'

CLEAR HEIGHT



EASY ACCESS TO
I-215 & SR-60



LOCATED IN MASTER
PLANNED MERIDIAN
BUSINESS PARK

Address: 20201 Caroline Way
Unincorporated Riverside County, CA

Building Size: 782,209 SF (Cross-Dock)

Site: 36.5 Net Acres

Clear Height: 40' Underside of Joists/Girders After 1st Interior
Column; 48' Maximum Deck Height at Ridge

Office: 8,034 SF
1st Floor: 7,373 SF
Ship Office: 661 SF

Parking: 425 Auto Stalls
157 Trailer Stalls

Fire Supression: ESFR Fire System, K25 Heads, 50 PSI

HVLS Fans: 6

Corp. Neighbors: Amazon, UPS, KIA Motors, Sysco Foods, McLane Company, UNFI, Nissan Motors, Burlington, and Iron Mountain

Column Spacing: 50' x 56' Interior Bays
60' x 56' Loading Bays

Dock Doors: 114 (9'w x 10'h) Dock High Doors
40, 40,000 lb Serco pit levelers

Drive-In Doors: 3 (12'w x 15'h) Grade Level Doors

Truck Court: 185'; 8" Thick, 3,500 psi
100% Secure Truck Yards with 4 Gated Entrances

Floors: 8"; 4,000 psi; Non-Sloped

**Warehouse
Lighting:** LED with Motion Sensors

Electric: 4,000 amps, with infrastructure to expand

Skylights: 3% Skylights / Smoke Vents

Charging Stations: 35



CORPORATE NEIGHBORS



REGIONAL MAP

26 MILES

TO ONTARIO INTL AIRPORT

74 MILES

TO PORTS (LA/LB)

77 MILES

TO LAX (LA INTL AIRPORT)

89 MILES

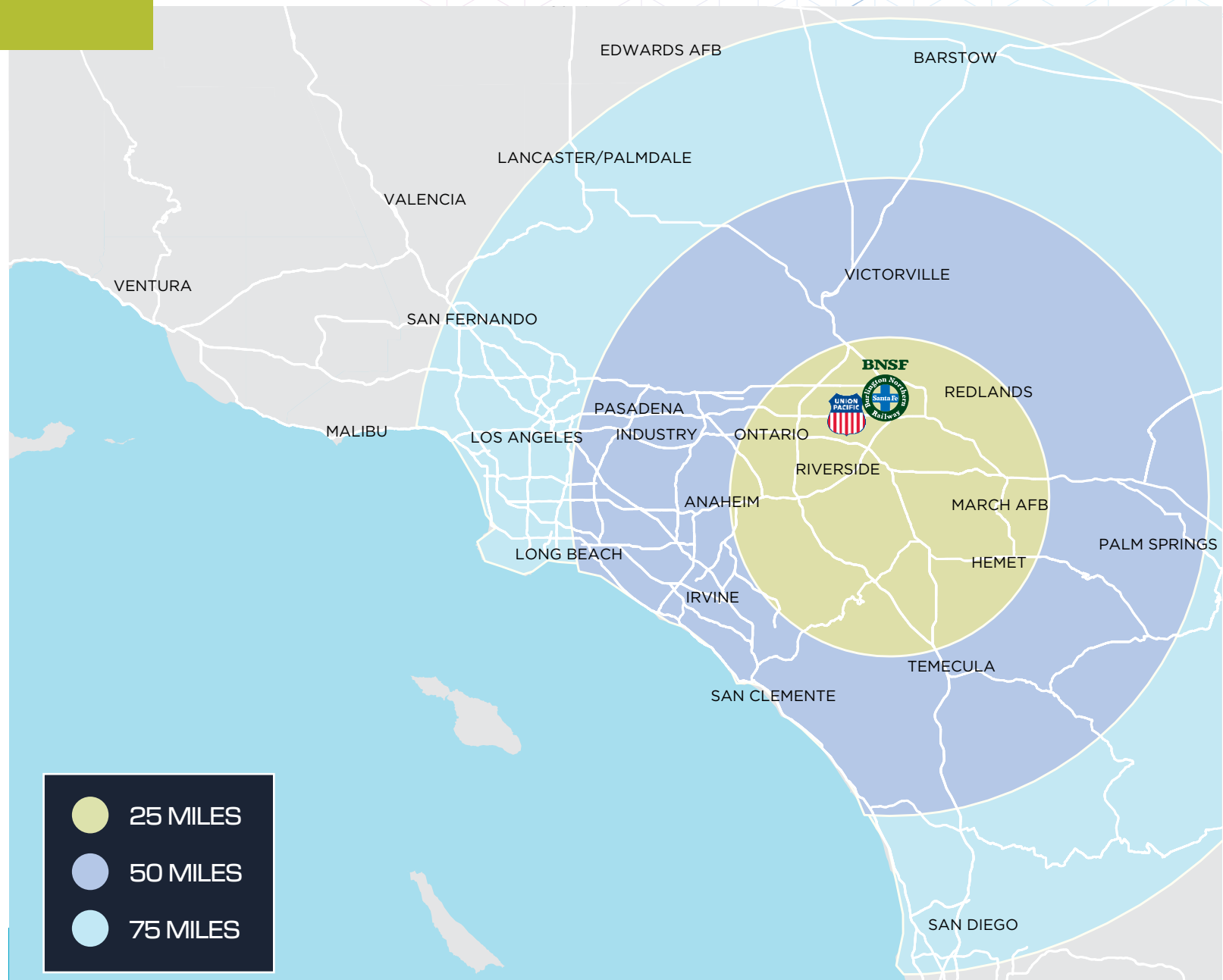
TO SAN DIEGO

100 MILES

TO U.S./MEXICO BORDER

246 MILES

TO LAS VEGAS, NV



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