

# FREEWAY BUSINESS CENTER

FOR LEASE : +709,081 SQ. FT. INDUSTRIAL DISTRIBUTION FACILITY



PGIM

CROW  
HOLDINGS  
INDUSTRIAL



2677 EAST ALESSANDRO BLVD | RIVERSIDE COUNTY, CA

**PHIL LOMBARDO**

909 942 4678

[phil.lombardo@cushwake.com](mailto:phil.lombardo@cushwake.com)

LIC. #00892477

**CHUCK BELDEN, SIOR**

909 942 4640

[chuck.belden@cushwake.com](mailto:chuck.belden@cushwake.com)

LIC. #00844840

**ANDREW STARNES**

909 942 4667

[andrew.starnes@cushwake.com](mailto:andrew.starnes@cushwake.com)

LIC. #01799801

**KYLE KEHNER, SIOR**

909 942 4645

[kyle.kehner@cushwake.com](mailto:kyle.kehner@cushwake.com)

LIC. #01239566



**CUSHMAN &  
WAKEFIELD**



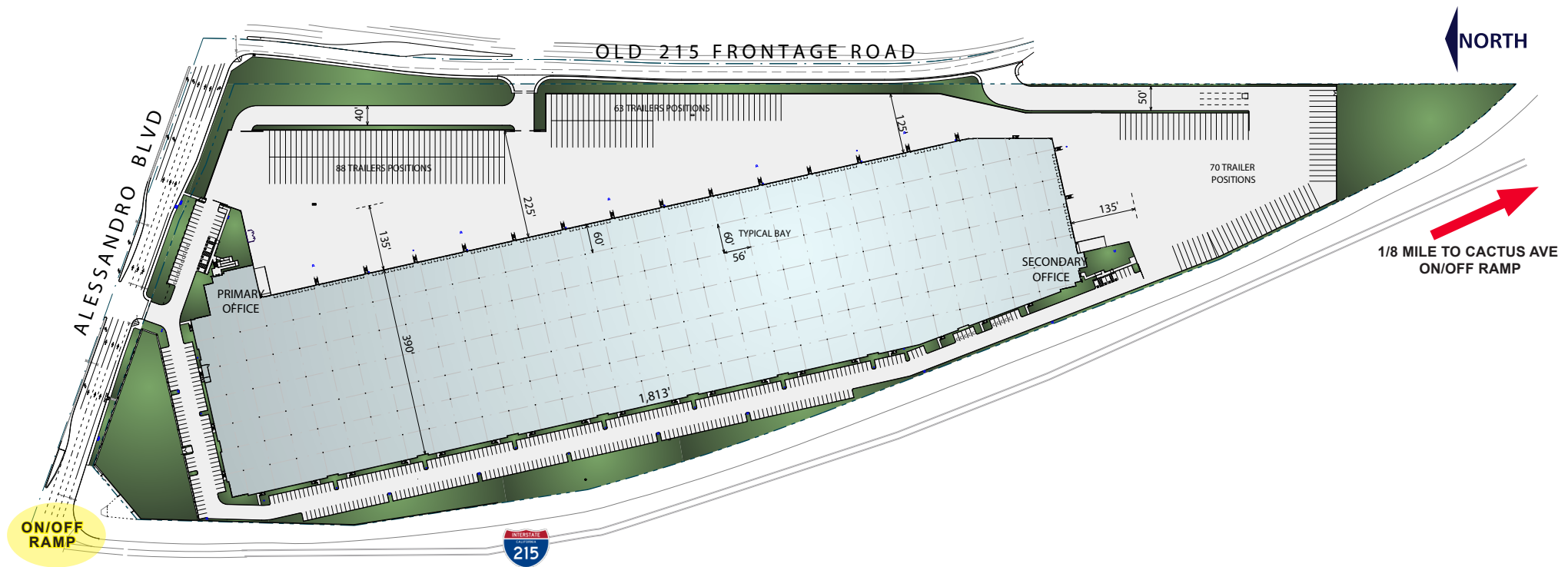
# PROPERTY FEATURES

- 36' Minimum Clear Height
- I-215 Freeway Visibility
- 6,915 SF Two-Story Offices (Including 3,000 SF Mezzanine)
- L- Dock Loading Configuration
- 109 Dock High Doors (9'x10')
- 2 Grade Level Doors (12'x15')
- 225' All Concrete, Secured Truck Court
- 221 Trailer Parking Stalls
- 384 Car Parking Spaces
- ESFR Sprinkler System
- 8" Thick, 4,000 PSI Floor Slab
- White, Foil-Backed Scrim Across Warehouse Roof
- 60' x 56' Typical Bay Spacing
- Up to 4,000 Amp UGPS / 4,000 Amp Main Service Panel
- High Capacity Onsite Queuing Lanes
- 2.5% Skylights
- Immediate I-215 Access via Two Interchanges



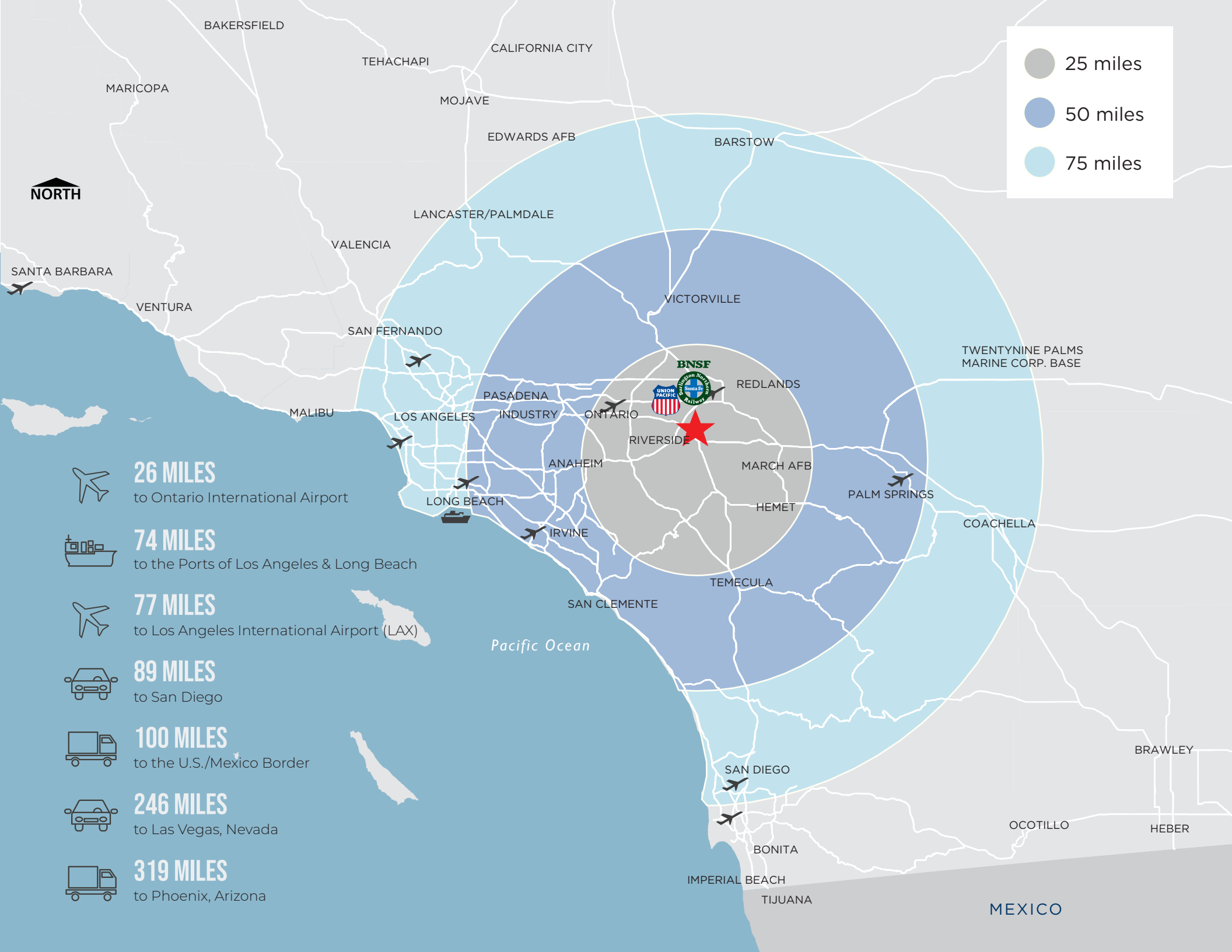
# SITE PLAN

±709,081 SQ. FT. INDUSTRIAL FACILITY



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. This listing shall not be deemed an offer to lease, sublease or sell such property and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W's arrangement with its principal, if, as and when such commission (if any) is actually received from such principal.





- 25 miles
- 50 miles
- 75 miles

- 26 MILES**  
to Ontario International Airport
- 74 MILES**  
to the Ports of Los Angeles & Long Beach
- 77 MILES**  
to Los Angeles International Airport (LAX)
- 89 MILES**  
to San Diego
- 100 MILES**  
to the U.S./Mexico Border
- 246 MILES**  
to Las Vegas, Nevada
- 319 MILES**  
to Phoenix, Arizona



NORTH

# I-215 CORRIDOR CORPORATE OCCUPIERS

CUSHMAN &  
WAKEFIELD

**BIG 5**  
SPORTING GOODS

summer

Kimberly-Clark

ICI **Paints**

**Ralphs**

GEODIS

**ROSS**  
DRESS FOR LESS

amazon.com

pepsi

ANN TAYLOR

WORLD  
KITCHEN

HIGHTECH

**Burlington**

NISSAN

unfi  
OWNED BY NATURE

McLane  
Foodservice Distribution

KIA

Capital  
Logistics

ups

Good things  
come from  
**Sysco**

SAFAVIEH

ups

amazon.com

DDI

iHerb

**LowE'S**

**SITE**

unfi  
OWNED BY NATURE

**SKECHERS**

FEDERAL  
MOGUL

HARBOR FREIGHT  
TOOLS

Serta

ALESSANDRO BLVD

REDLANDS AVE

CACTUS AVE

HEACOCK STREET

INDIAN STREET

MERIDIAN PKWY

**MARCH  
ARB**

VAN BUREN BLVD

215

NANDINA AVE

PERRIS BLVD

iHerb

**FLOOR  
DECOR**

MEDLINE

**P&G**

**LowE'S**

KEECO

amazon.com

O'Reilly  
AUTO PARTS

HARBOR FREIGHT  
TOOLS

KARMA

**DMSI**

Walgreens

**PHILIPS**





**CROW  
HOLDINGS**  
INDUSTRIAL



FOR MORE INFORMATION, PLEASE CONTACT:

**PHIL LOMBARDO**

909 942 4678

[phil.lombardo@cushwake.com](mailto:phil.lombardo@cushwake.com)

LIC. #00892477

**CHUCK BELDEN, SIOR**

909 942 4640

[chuck.belden@cushwake.com](mailto:chuck.belden@cushwake.com)

LIC. #00844840

**ANDREW STARNES**

909 942 4667

[andrew.starnes@cushwake.com](mailto:andrew.starnes@cushwake.com)

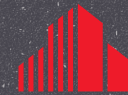
LIC. #01799801

**KYLE KEHNER, SIOR**

909 942 4645

[kyle.kehner@cushwake.com](mailto:kyle.kehner@cushwake.com)

LIC. #01239566



**CUSHMAN &  
WAKEFIELD**

901 North Via Piemonte, Suite 200  
Ontario, California 91764  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. This listing shall not be deemed an offer to lease, sublease or sell such property and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rate and conditions of C&W's arrangement with its principal, if, as and when such commission (if any) is actually received from such principal.