



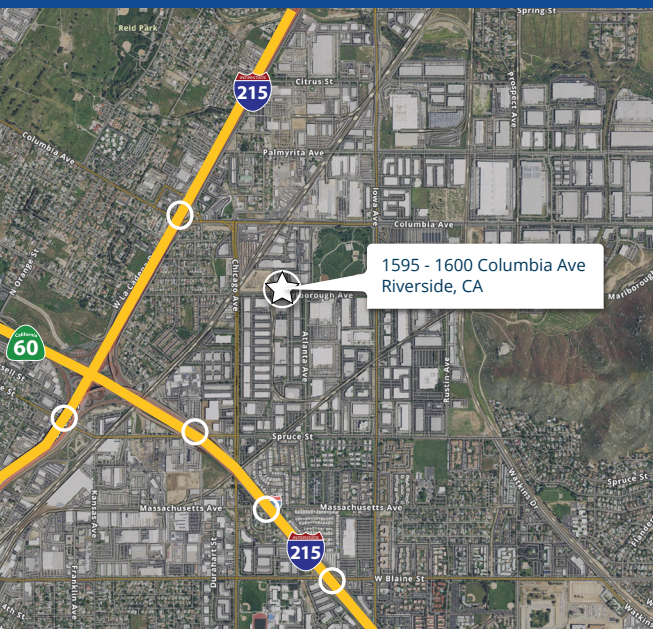
±5.62 - ±13.89 Acres
Available For Lease



1595-1600 Columbia Ave Riverside, CA 92507

Property Features

Address	1595-1600 Columbia Ave	1600 Columbia Ave	1595 Columbia Ave
Acreage	±13.89 Acres	±8.27 Acres	±5.62 Acres
Zoning	Industrial	Industrial	Industrial
Ingress/Egress	3 points	1 Point	2 Points
Power	2400 Amps	2000 Amps	400 Amps
Trailer Stalls	373	198	175
Paved Asphalt:	Yes	Yes	Yes
Gated:	Yes	Yes	Yes
Structures	13 Structures 54,583 SF	9 Structures 43,957 SF	4 Structures 10,626 SF
Rail Spur Acces:	UP & BNSF (11 Positions)		
Connection:	Both properties connected through a private road		
Corporate Neighbors	Harbor Pipe & Steel, Lineage Logistics, Bourns Technology, Sabert Corporation, Grainger Industrial Supply & Walmart		



1595-1600 Columbia Ave, Riverside, CA

Proposed Site Plan 1



NORTH PARCEL: 1595 COLUMBIA AVE, RIVERSIDE, CA (5.62 ACRES)

Trailer Parking: 175 Trailer Stalls (10' x 53')
Existing Building A: 8,879 SF | Pole Barn

Additional Features:

Freeway Access: I-215 (1 block) & I-60 Freeways (1.2 miles)
On/Off Ramp Access: Columbia Avenue (I-215 Freeway)

SOUTH PARCEL: 1600 COLUMBIA AVE, RIVERSIDE, CA (8.27 ACRES)

Trailer Parking: 198 Trailer Stalls (10' x 53')
Existing Building A: 5,493 SF | Office
Existing Building B: 12,099 SF | Enclosed Metal Bldg
Existing Building C: 9,054 SF | Pole Barn
Existing Building G: 2,252 SF | High-Bay Shop
Existing Building H: 6,082 SF | Pole Barn

On/Off Ramp Distance: 700'
Electrical Power: City of Riverside

Get In Touch

Mark Zorn

Lic. 01303982
+1 909 937 6318

mark.zorn@colliers.com

Cory Whitman

Lic. 01876150
+1 909 937 6363

cory.whitman@colliers.com

Nico Coppola

Lic. 02050481
+1 909 937 6348

nico.coppola@colliers.com

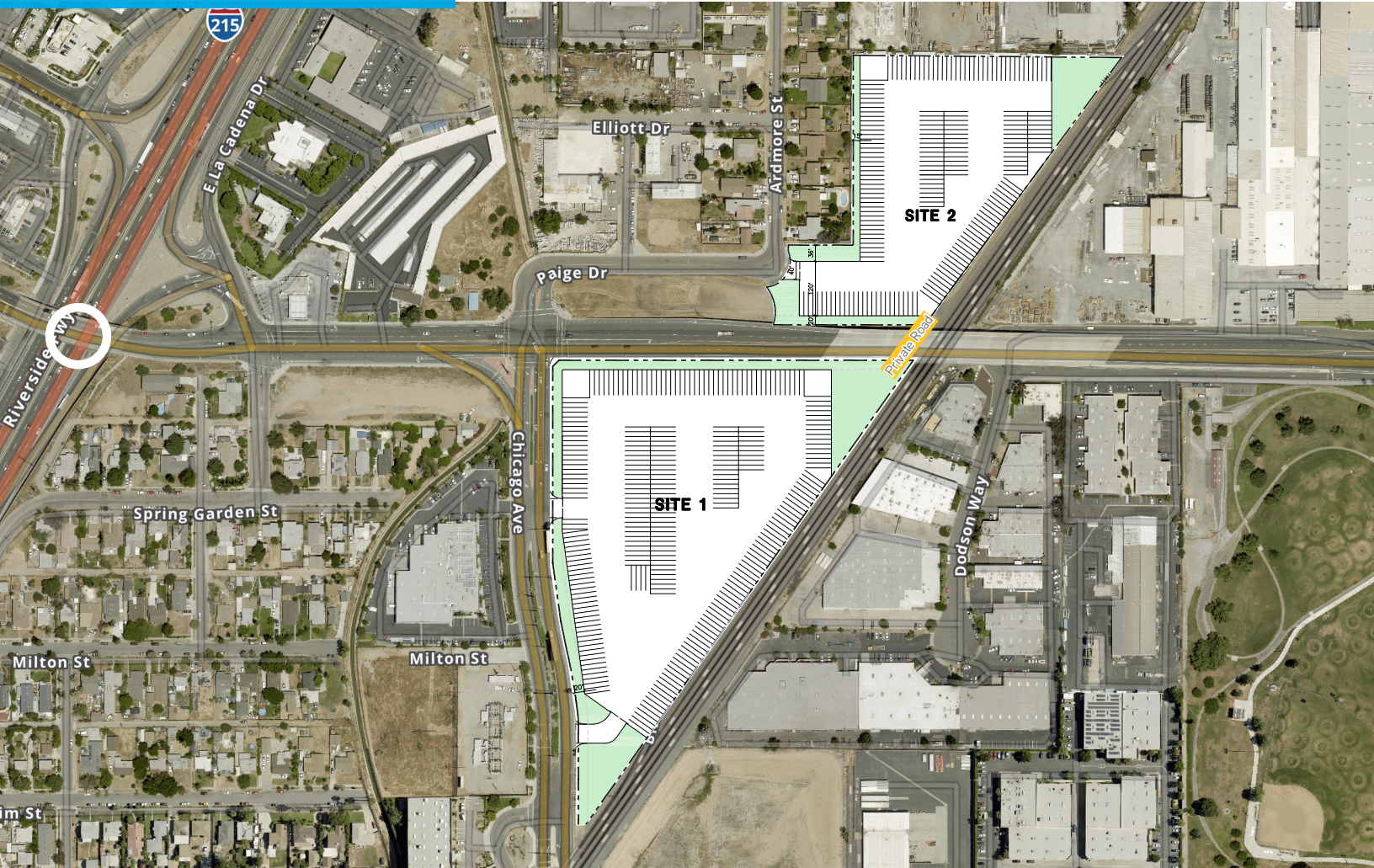
2855 E. Guasti Rd.
Suite 401
Ontario, CA 91761

colliers.com



1595-1600 Columbia Ave, Riverside, CA

Proposed Site Plan 2



NORTH PARCEL: 1595 COLUMBIA AVE, RIVERSIDE, CA (5.62 ACRES)

Trailer Parking: 191 Trailer Stalls (10' x 53')

SOUTH PARCEL: 1600 COLUMBIA AVE, RIVERSIDE, CA (8.27 ACRES)

Trailer Parking: 276 Trailer Stalls (10' x 53')

Additional Features:

Freeway Access: I-215 (1 block) & I-60 Freeways (1.2 miles)

On/Off Ramp Access: Columbia Avenue (I-215 Freeway)

On/Off Ramp Distance: 700'

Electrical Power: City of Riverside

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mark.zorn@colliers.com

Cory Whitman

Lic. 01876150

+1 909 937 6363

cory.whitman@colliers.com

Nico Coppola

Lic. 02050481

+1 909 937 6348

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1595-1600 Columbia Ave, Riverside, CA

Existing Site Plan



NORTH PARCEL: 1595 COLUMBIA AVE, RIVERSIDE, CA (5.62 ACRES)

Building A: 8,879 SF | Pole Barn
Building B: 1,037 SF | Pole Barn
Building C: 240 SF | Office
Building D: 470 SF | Guard Shack

SOUTH PARCEL: 1600 COLUMBIA AVE, RIVERSIDE, CA (8.27 ACRES)

Building A: 5,493 SF | Office
Building B: 12,099 SF | Enclosed Metal Bldg
Building C: 9,054 SF | Pole Barn
Building D: 4,356 SF | Enclosed Metal Bldg
Building E: 3,592 SF | Pole Barn
Building F: 210 SF | Pole Barn
Building G: 2,252 SF | High-Bay Shop
Building H: 6,082 SF | Pole Barn
Building I: 819 SF | Shop Office

Additional Features:

Freeway Access: I-215 (1 block) & I-60 Freeways (1.2 miles)
On/Off Ramp Access: Columbia Avenue (I-215 Freeway)

On/Off Ramp Distance: 700'
Electrical Power: City of Riverside

Note: All structures can be removed upon request.

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