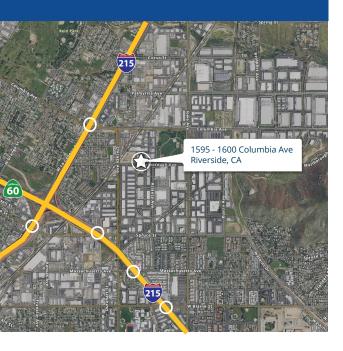


±5.62 - ±13.89 Acres Available For Lease



G GREENLAW



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 Asphault:	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: Existing Building A: 8,879 SF | Pole Barn

175 Trailer Stalls (10' x 53')

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

Trailer Parking: 198 Trailer Stalls (10' 53') Existing Building A: Existing Building B: Existing Building C: Existing Building G: Existing Building H:

5,493 SF | Office 12,099 SF | Enclosed Metal Bldg 9,054 SF | Pole Barn 2,252 SF | High-Bay Shop 6,082 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)

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

Get In Touch

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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')

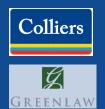
Additional Features:

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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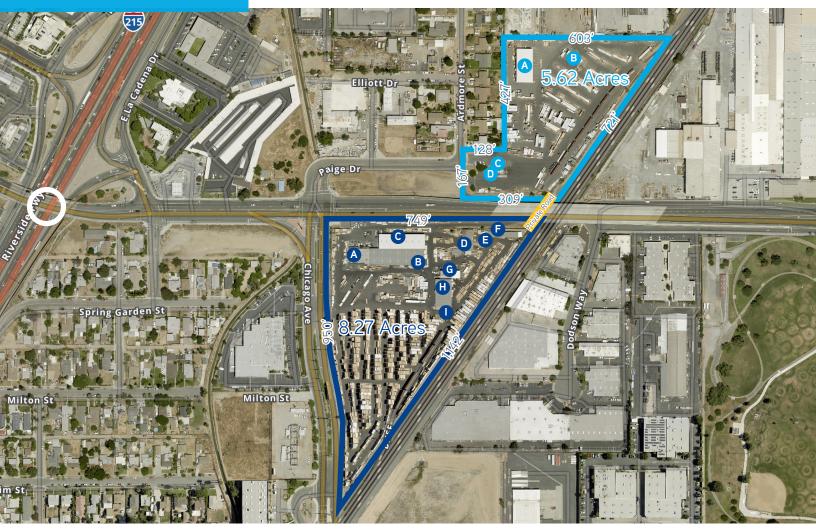
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1595-1600 Columbia Ave, Riverside, CA

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

Additional Features:

Get In Touch

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

Note: All structures can be removed upon request.

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

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

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