

**±400,000 & ±203,100 SF**  
FOR SALE OR LEASE



# SYCAMORE HILLS DISTRIBUTION CENTER

1304 E. ALESSANDRO BLVD & 7267 BARTON ST | RIVERSIDE, CA

# TWO-BUILDING DISTRIBUTION PARK

**MARIO CALVILLO**  
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DRE# 01911573

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### BUILDING A SPECIFICATIONS

<b>BUILDING AREA</b>	±400,000 SF
<b>OFFICE AREA</b>	±3,068 SF
<b>CLEAR HEIGHT</b>	36' CLEAR HEIGHT AT FIRST COLUMN
<b>SPRINKLER</b>	ESFR (K-25 HEADS)
<b>SLAB</b>	7" CONCRETE FLOOR SLAB
<b>POWER</b>	4,000 AMP, 277/480 VOLTS (4,000 AMP UGPS) SERVICE PROVIDED BY RIVERSIDE PUBLIC UTILITIES
<b>GL DOORS</b>	4 GROUND LEVEL DOORS (12' X 14')
<b>DH DOORS</b>	88 DOCK HIGH DOORS (9' X 10')
<b>BAY SPACING</b>	56' X 60' TYPICAL COLUMN SPACING
<b>TRUCK COURT</b>	±130'- ±240' SECURED TRUCK COURT
<b>SKYLIGHTS</b>	2.5% SKYLIGHTS
<b>CAR PARKING</b>	388 AUTO STALLS
<b>TRAILER STALLS</b>	110 TRAILER PARKING STALLS
<b>SECURED YARD</b>	YES
<b>SOLAR ARRAY</b>	88 KWDC (± 96 AMPS OF ADDITIONAL POWER DURING MID DAY HOURS)
<b>FTZ</b>	FTZ #244 ENABLED*

### BUILDING B SPECIFICATIONS

<b>BUILDING AREA</b>	±203,100 SF
<b>OFFICE AREA</b>	±3,236 SF
<b>CLEAR HEIGHT</b>	36' CLEAR HEIGHT AT FIRST COLUMN
<b>SPRINKLER</b>	ESFR (K-25 HEADS)
<b>SLAB</b>	7" CONCRETE FLOOR SLAB
<b>POWER</b>	2,000 AMP, 277/480 VOLTS (4,000 AMP UGPS) SERVICE PROVIDED BY RIVERSIDE PUBLIC UTILITIES
<b>GL DOORS</b>	2 GROUND LEVEL DOORS (12' X 14')
<b>DH DOORS</b>	34 DOCK HIGH DOORS (9' X 10')
<b>BAY SPACING</b>	56' X 60' TYPICAL COLUMN SPACING
<b>TRUCK COURT</b>	±182' SECURED TRUCK COURT
<b>SKYLIGHTS</b>	2.5% SKYLIGHTS
<b>CAR PARKING</b>	235 AUTO STALLS
<b>TRAILER STALLS</b>	45 TRAILER PARKING STALLS
<b>SECURED YARD</b>	YES
<b>SOLAR ARRAY</b>	47 KWDC (± 44 AMPS OF ADDITIONAL POWER DURING MID DAY HOURS)
<b>FTZ</b>	FTZ #244 ENABLED*

\*Reach out to Rockefeller Foreign Trade Zone Services (RGFTZS) for Activation Inquiries

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**SITE PLAN**



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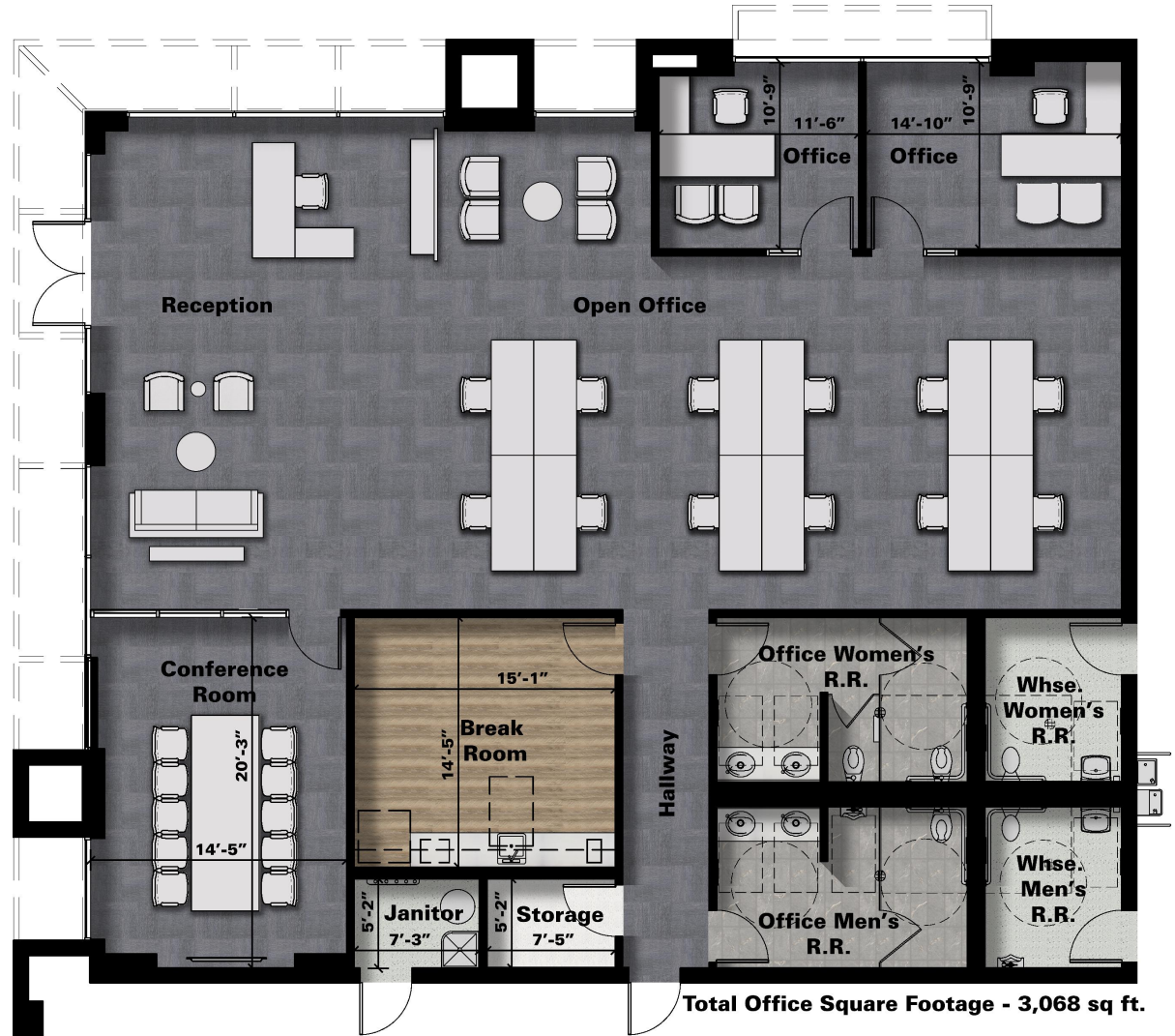
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OFFICE PLAN  
**BUILDING A**  
 ±3,068 SF



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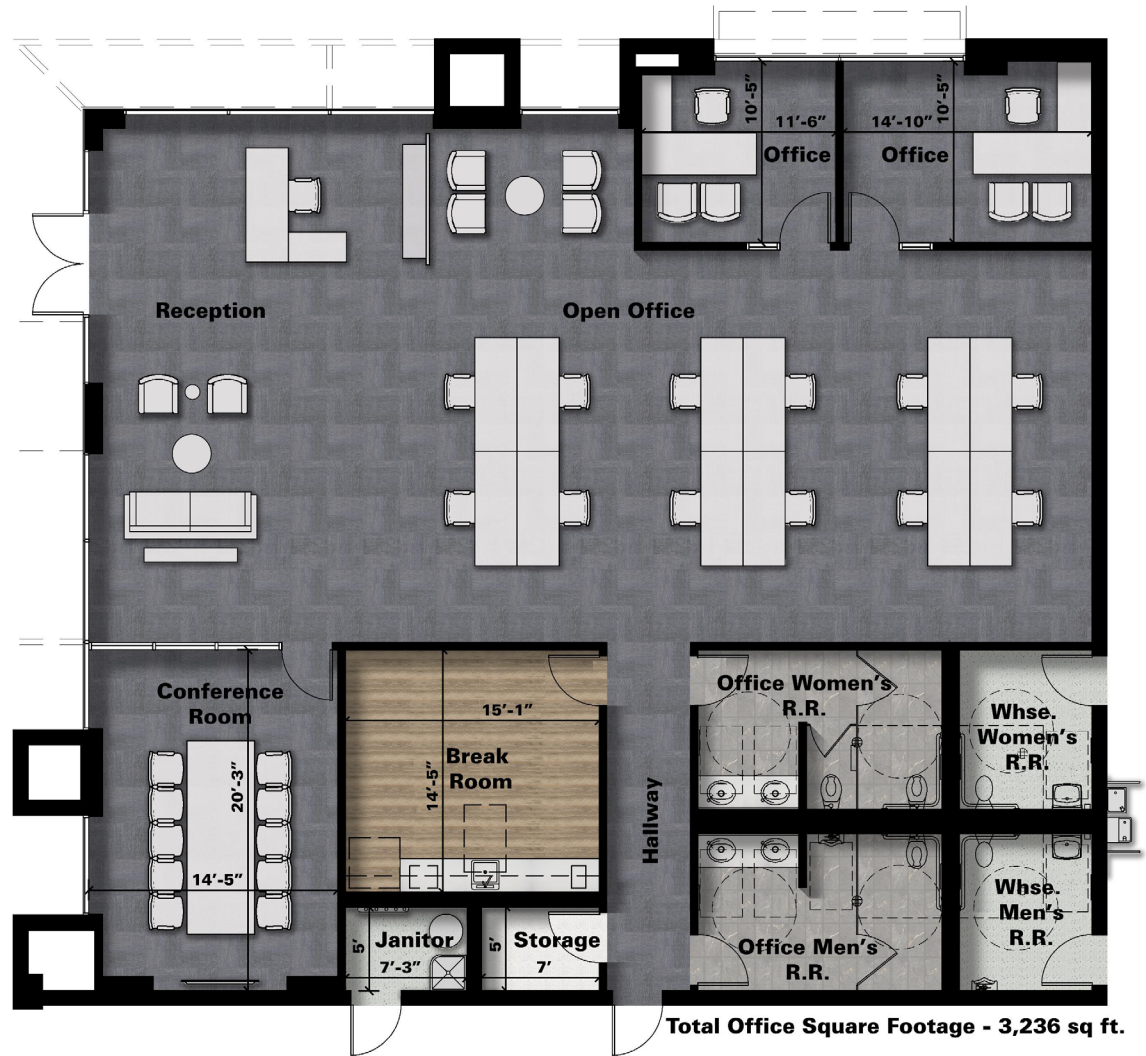
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OFFICE PLAN  
**BUILDING B**  
±3,236 SF



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**CardinalHealth**  
SYCAMORE CANYON PARK



**SYCAMORE HILLS DISTRIBUTION CENTER**

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**ALESSANDRO BLVD**

**Alessandro Blvd**

**Cactus Ave**

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FOR MORE INFORMATION

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