

RAINCROSS BUSINESS CENTER

2001-2081 THIRD STREET, RIVERSIDE, CA 92507

INDUSTRIAL – FOR LEASE

1,440 SF - 2,304 SF



JACKIE BEAUCHAMP

Director of Property Management & Brokerage

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CA DRE LIC: 01461175

SAM GREEK

President

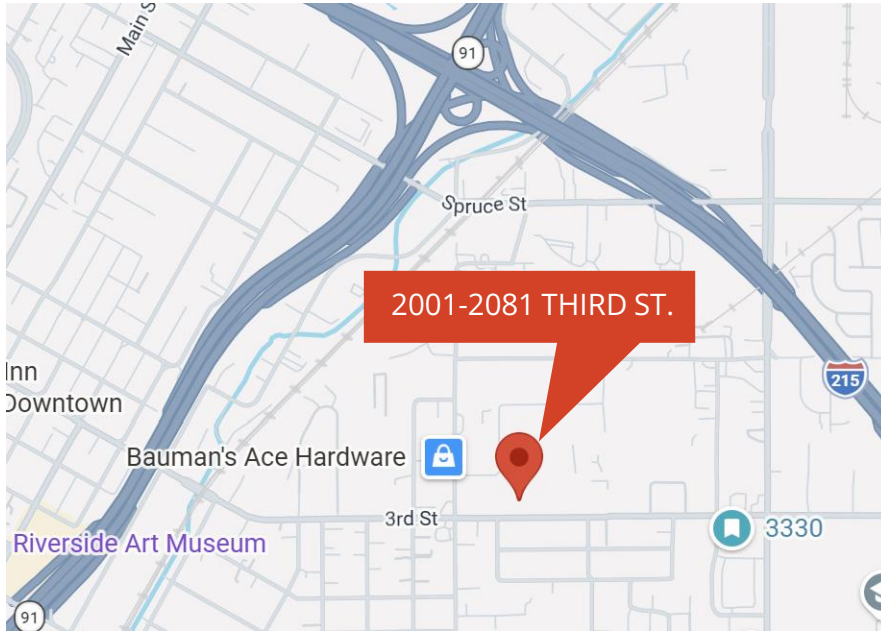
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MCGPROPERTIES.COM



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PROPERTY HIGHLIGHTS

- Convenient Access to the 60 & 91 Freeways
- Multi-Tenant Buildings
- 14 ft Clear Height
- 10x10 GL Loading Doors
- 2:1 Parking Ratio
- Located near downtown Riverside and UCR
- Individual Tenant Signage
- 120/208 Volt - 60 Amp to 100 Amp 3-Phase Power (Verify)
- Professionally Managed
- Unit Sizes: 1,440 - 1,872 - 2,016 - 2,304 SF

AVAILABILITIES

SUITE	SF	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
2001-G	1,440 SF	\$1,770.00 (1.23MG)	\$140.00 (.10)	1 Office, Warehouse & Restroom	Immediately
2021-D	1,440 SF	\$1,770.00 (1.23MG)	\$140.00 (.10)	Reception, 1 Office, Warehouse & Restroom	Immediately

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Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

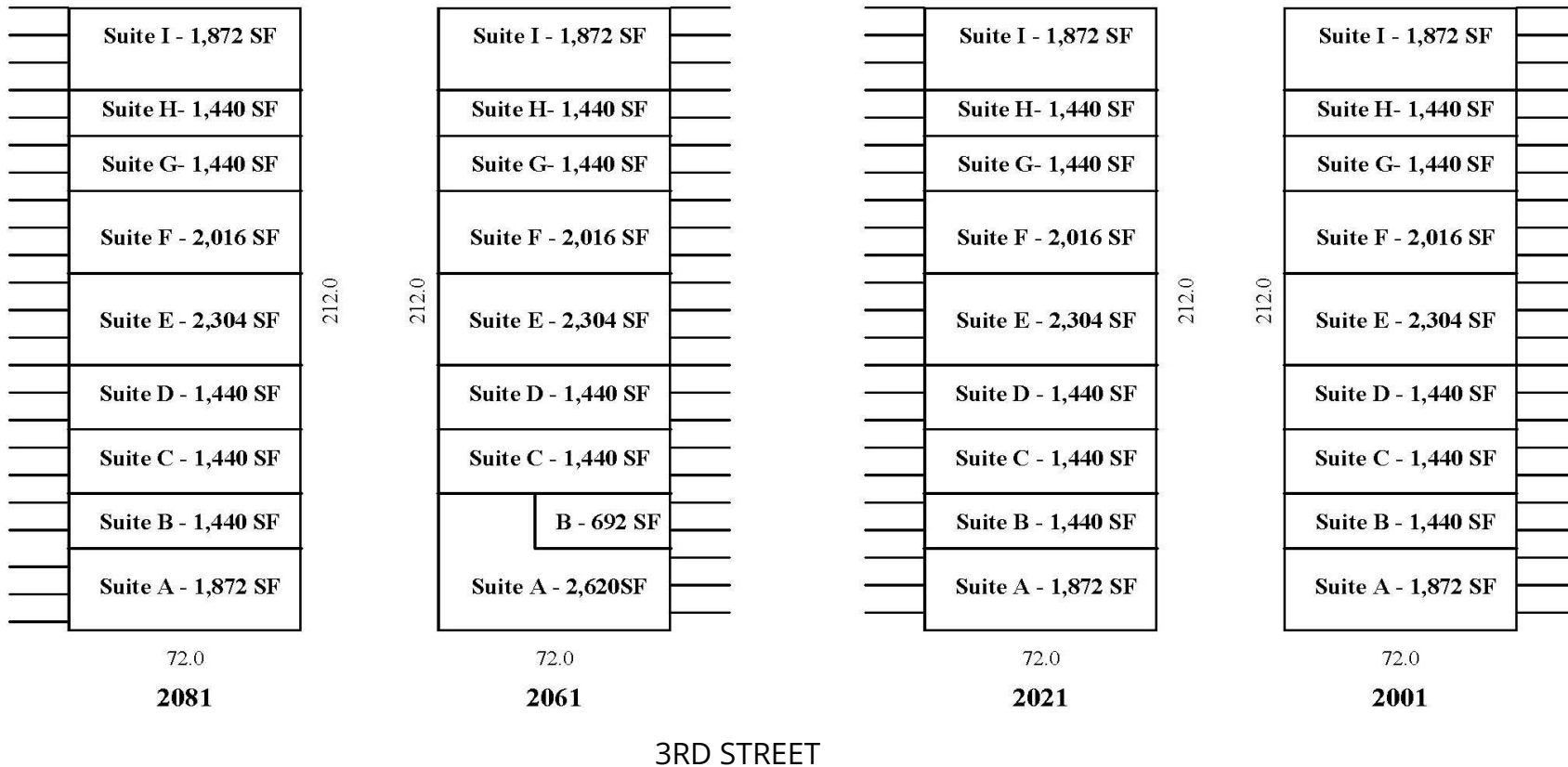


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SITE PLAN



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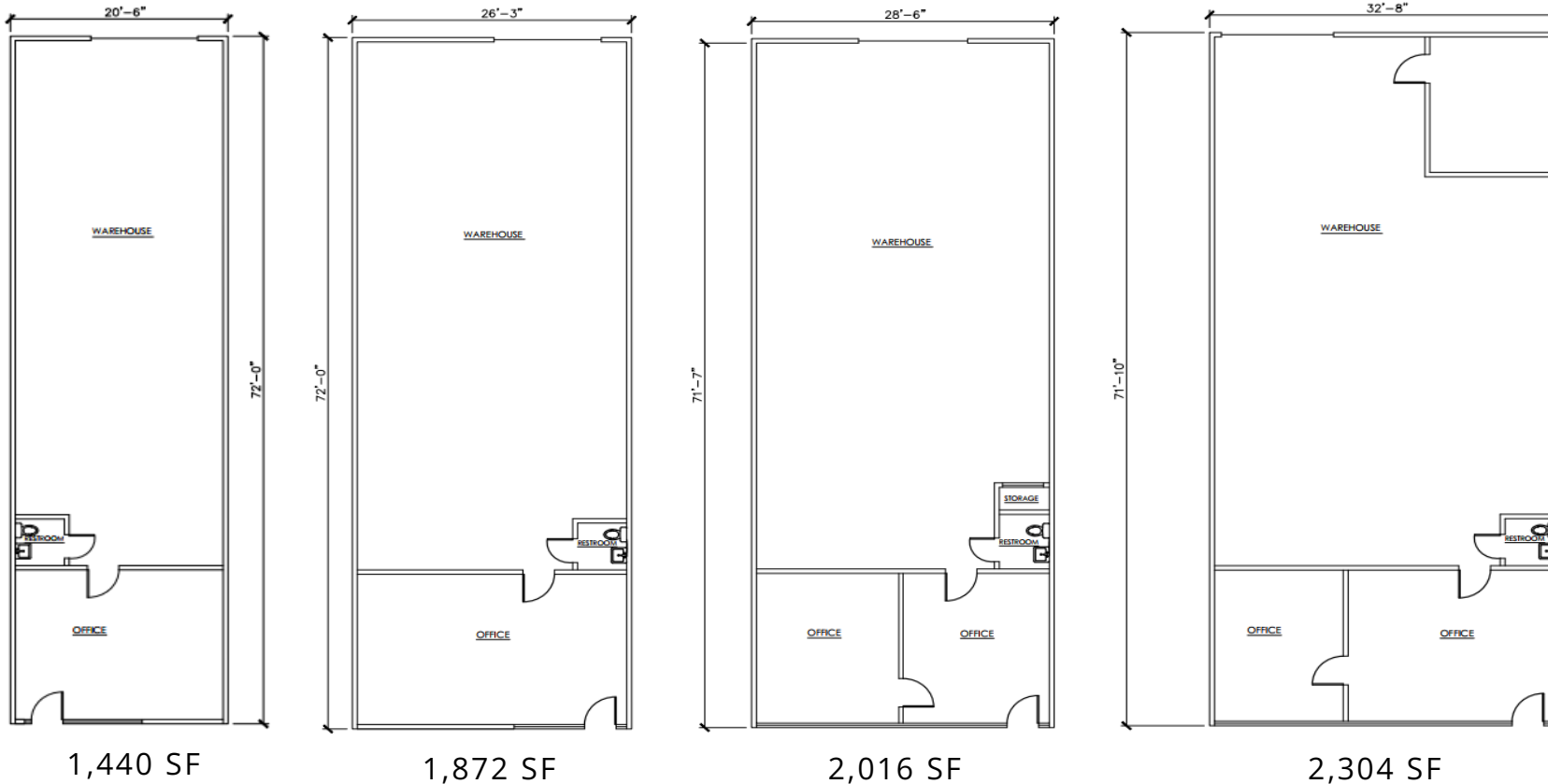
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FLOOR PLANS



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