RUSSELL STREET BUSINESS CENTER

INDUSTRIAL – FOR LEASE

2,790 SF

2280-2299 RUSSELL STREET &
2239-2261 BUSINESS WAY, RIVERSIDE, CA 92501



ERIN LAGOMARSINO

Director of Property Management & Brokerage
951-684-1251 // elagomarsino@mcgproperties.com
CA DRE LIC: 00992436

SAM GREEK

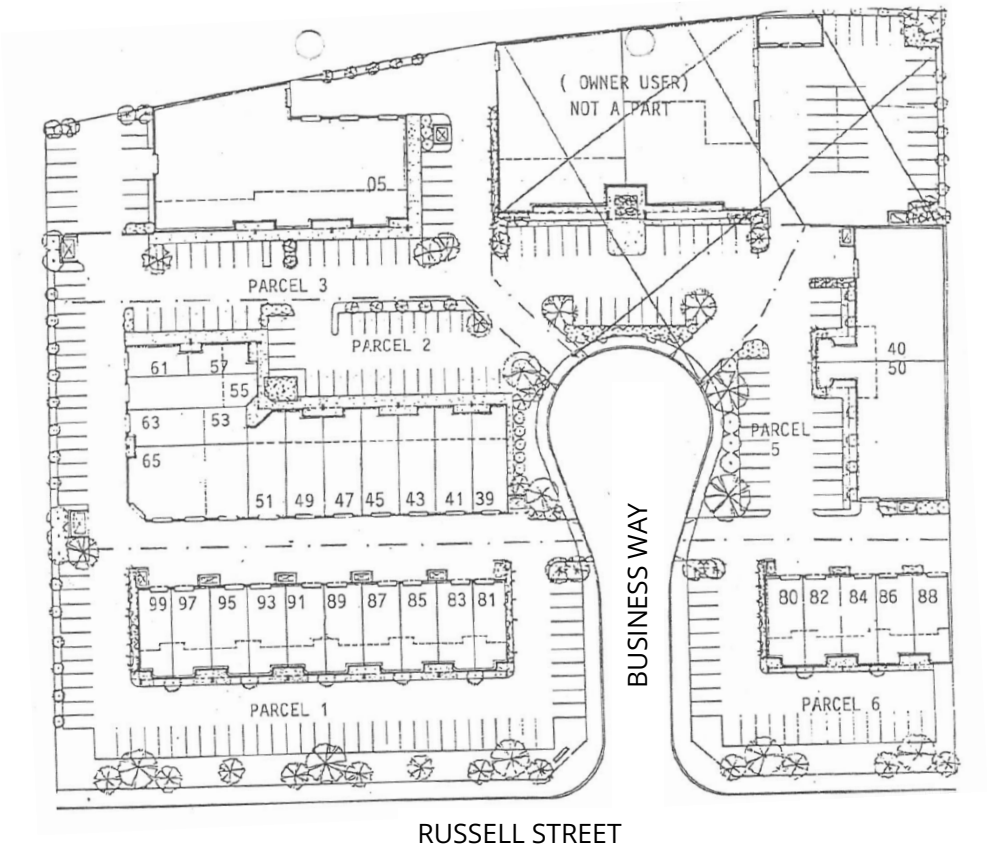
President
714-241-1141 // sgreek@mcgproperties.com
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MCG PROPERTIES

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SITE PLAN



PROPERTY HIGHLIGHTS

- Convenient Access to the 60, 91, & 215 Freeways
- Multi-Tenant Buildings
- 18 ft Clear Height
- 10x12 GL Loading Doors
- 2:1 Parking Ratio
- Upstairs Mezzanines (Select Suites)
- Window Signage
- Sprinklered
- Fully Air-Conditioned Offices
- 120/208 Volt - 100 Amp 3-Phase Power (Verify)
- Professionally Managed
- Unit Sizes: 954 - 2,337 - 5,932 - 9,512 SF

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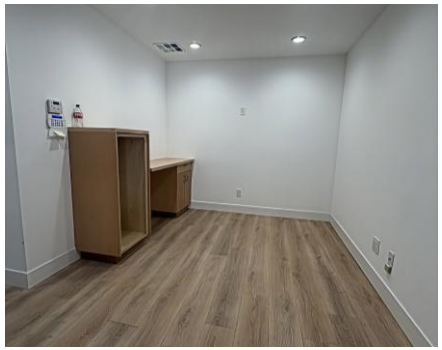
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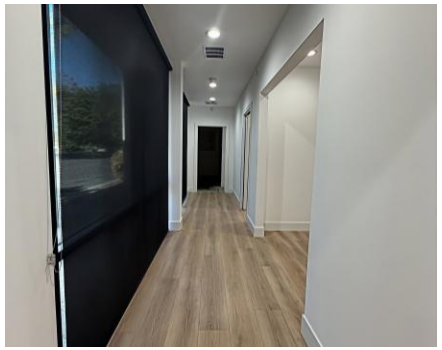
AVAILABILITIES

SUITE	SF	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
2286-2288 Business Way	2,790 SF	$3,320.00 ($1.19MG)	$279.00/MO-CAM ($0.10/SF)	1,125 SF of Central HVAC Office Space Including: • 1 Lobby • 3 Private Offices • 4 Restrooms • Warehouse • 2 Skylights • 2 – 10x12 ft GL Loading Door • 18 ft Clear Height	10/1/2026

2286 BUSINESS WAY



2286 BUSINESS WAY



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