

# FOR LEASE

## ±48,541 SF INDUSTRIAL BUILDING

14500 Innovation Drive, Riverside, CA 92518



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THE VIDEO TOUR



### PROPERTY FEATURES:

- ±48,541 SF Industrial Building
- ±9,600 SF Two-Story Office Area
- 30' Clear Height
- ESFR Sprinklers (K-25.2 @ 20 PSI)
- 9 Dock High Doors (4 doors with 35k lbs pit levelers)
- 1 Ground Level Door
- 200' Secured Truck Court
- 71 Auto Parking Stalls
- 600 A 277-480 V, 3-Phase Power
- Foil Insulation
- Located in the Master Planned Meridian Business Center
- Corporate Neighbors Include: Amazon, UPS, Kia Motors, Sysco Corp, McLane Food



[www.MeridianInnovationIndustrial.com](http://www.MeridianInnovationIndustrial.com)

### JUAN GUTIERREZ, SIOR

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# Voit

REAL ESTATE SERVICES

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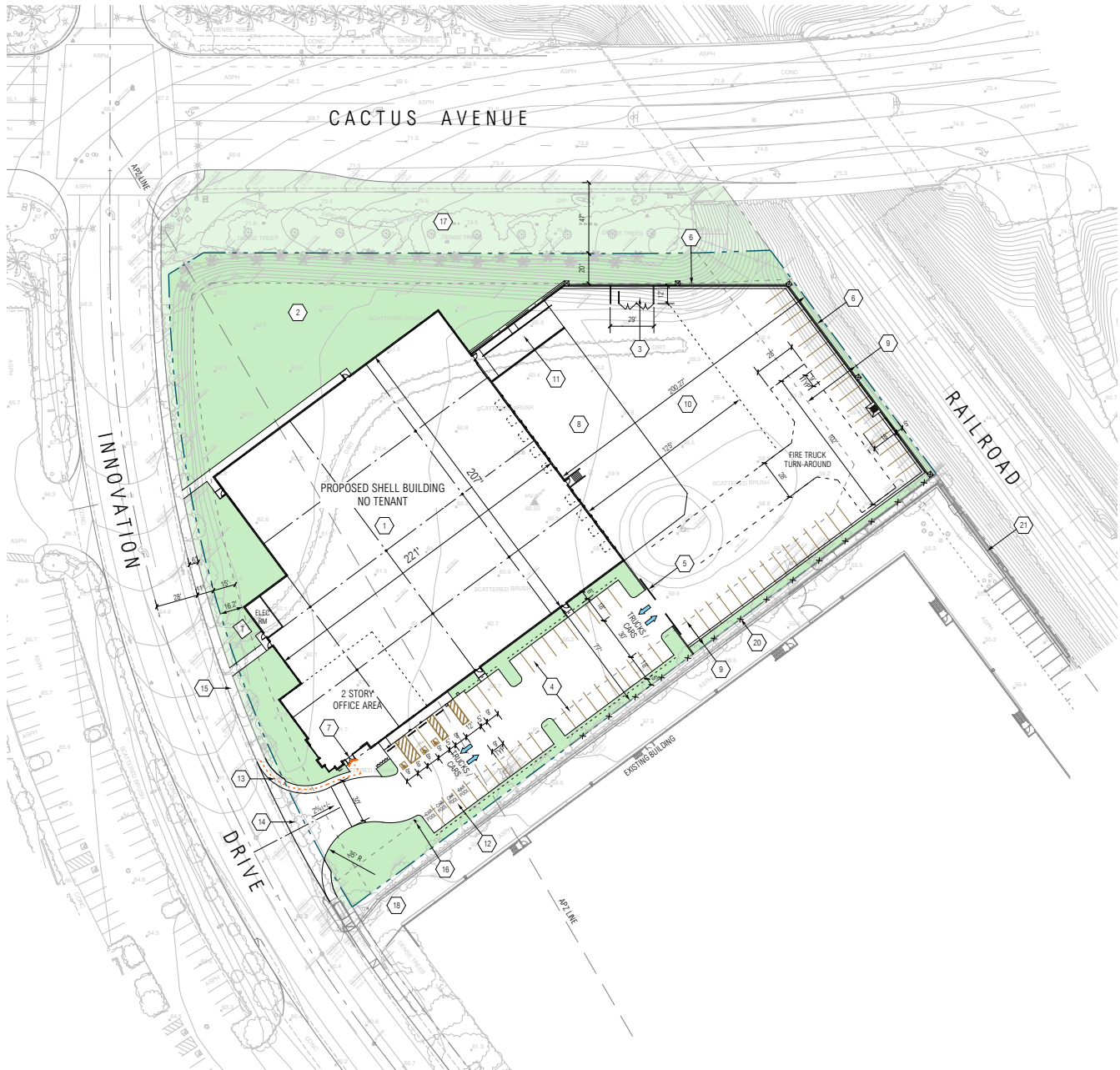
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### CONCEPTUAL SITE PLAN



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### TENANT AERIAL



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