

1,012,995 SF  
AVAILABLE



## MAGNON BUSINESS PARK Building 1

6275 Lance Dr | Riverside, CA 92507

1,012,995 SF Available

### Area Amenities

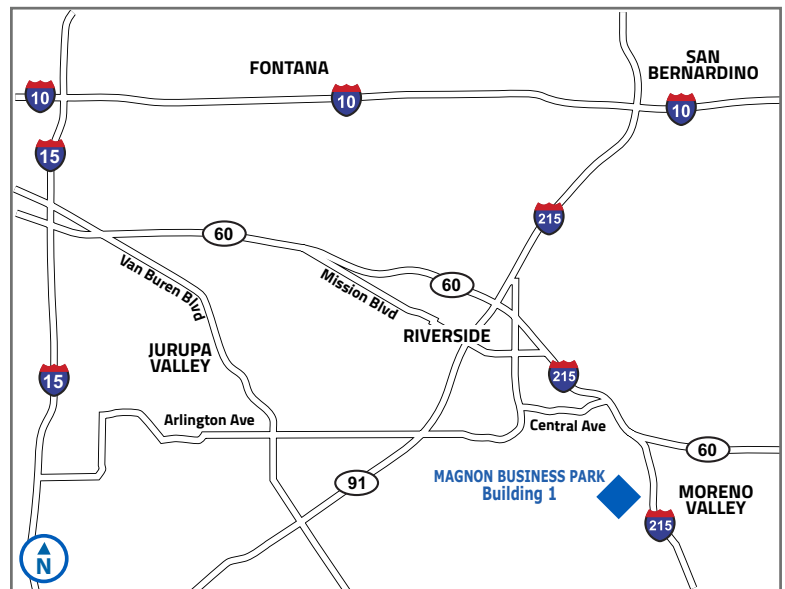
- » Direct access to the 60 and I-215 freeways
- » Corporate neighbors include: Pepsi Bottling Group, Kroger Company, Ross Stores, Amazon, Smart & Final and Big 5 Sporting Goods
- » City of Riverside favorable electricity rates
- » Restaurants, retail, health club and childcare centers nearby
- » 2 miles to March Field Metro Link station
- » 4 miles to March Air Reserve Base
- » 8 miles to downtown Riverside
- » 5 miles from University of California Riverside
- » 17 miles to BNSF and UP switching yards
- » 25 miles to Ontario International Airport
- » 70 miles to the Ports of Long Beach & Los Angeles

### A Development Of:



901 Via Piemonte, Ste 175 | Ontario, CA 91764 | 909.382.0033 (o)  
 2855 Michelle Dr | Ste 180 | Irvine, CA 92606  
[www.alliancecalifornia.com](http://www.alliancecalifornia.com) | [www.hillwood.com](http://www.hillwood.com)

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### For Leasing Information:

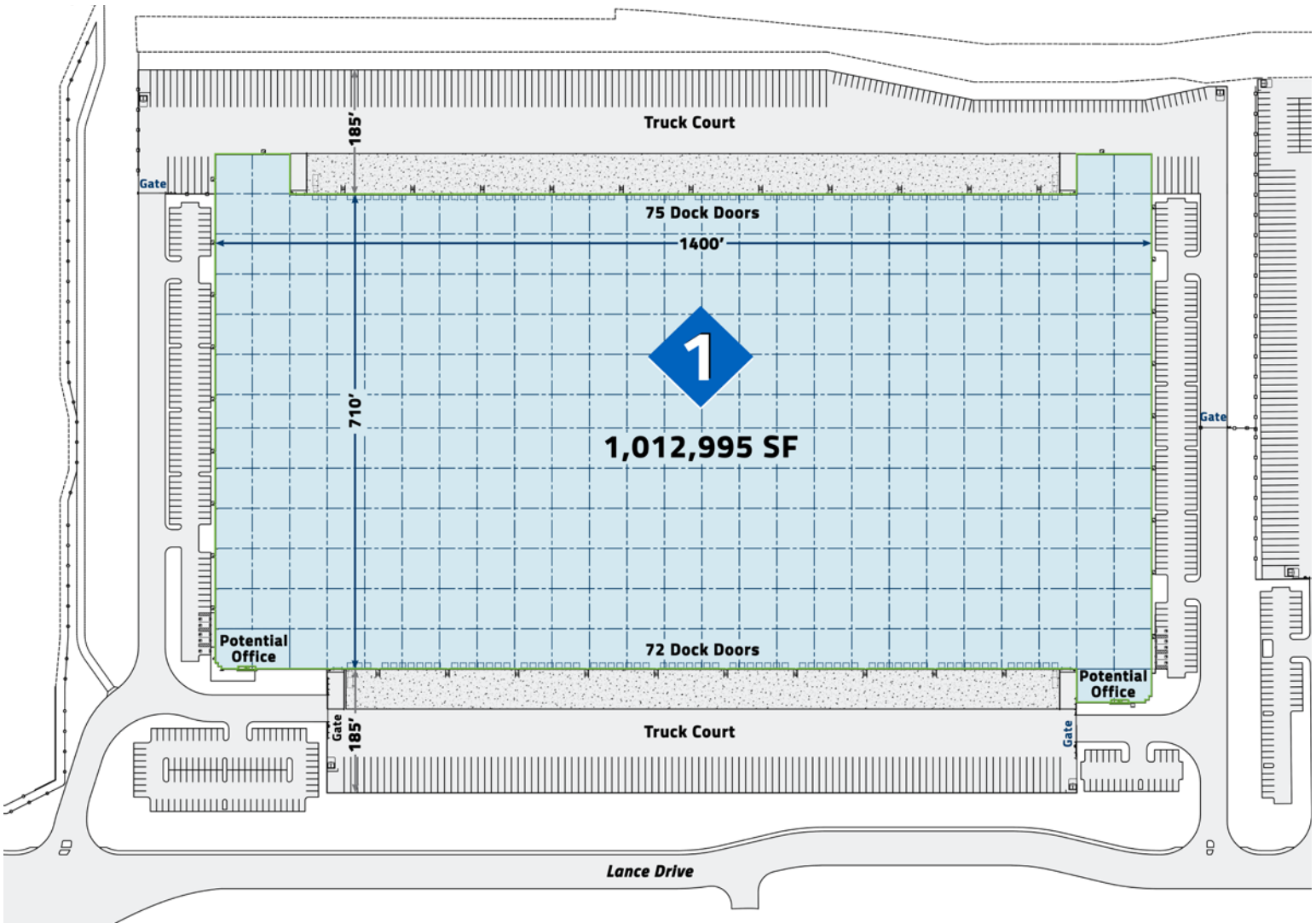


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# MAGNON BUSINESS PARK Building 1

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## Building Features

- » 1,012,995 SF on 51.88 acres
- » BTS office
- » 36' clear height
- » ESRF fire sprinkler system
- » Cross dock loading
- » 147 - dock doors
- » 185' secured concrete truck courts
- » 423 - auto parking spaces (expandable)
- » 222 - trailer parking spaces
- » 4,000 amps, 277/480 volt, 3-phase, 4-wire electrical
- » Multiple access points to / from the property via I-215 and 60 freeways



INDUSTRIAL