

±158,208 SF | FOR SALE OR LEASE

# Low-Coverage Transportation Facility

±11.9 Total Acres



1400 Marlborough Avenue, Riverside

Available Now



REALTERM



# Property Features



±158,208 SF Building  
±4 Acres Excess Land (paved, lit, secured)



±16,048 SF Maintenance Shop  
6 Ground Level Loading Doors | 5 Open Bays



26' Clear Height



20' Maintenance Shop Clear Height



8 Dock High Loading Doors  
11 Ground Level Loading Doors



107 Trailer Parking Stalls  
(expandable to-suit)



±16,893 SF Office



248 Auto Parking Stalls



2,000 Amps, 277/480 Volt Power



.20/2,000 GPM Sprinkler System

# Location Features



1.07 Miles to 215 Freeway



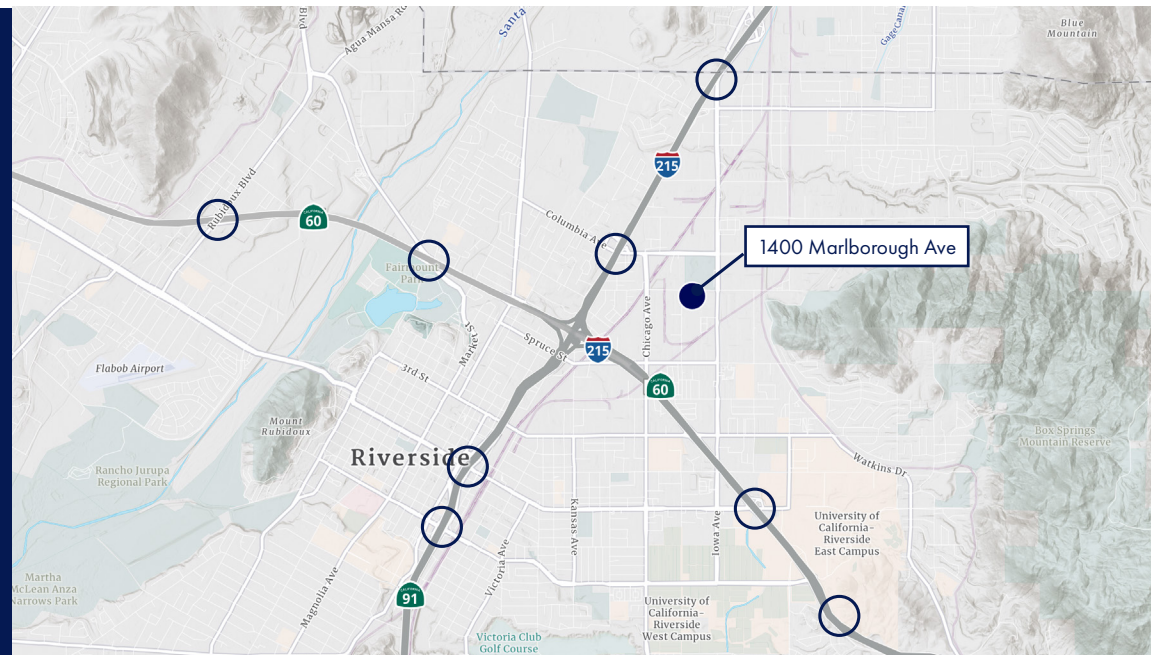
Less than 1.5 Miles to Highway 60



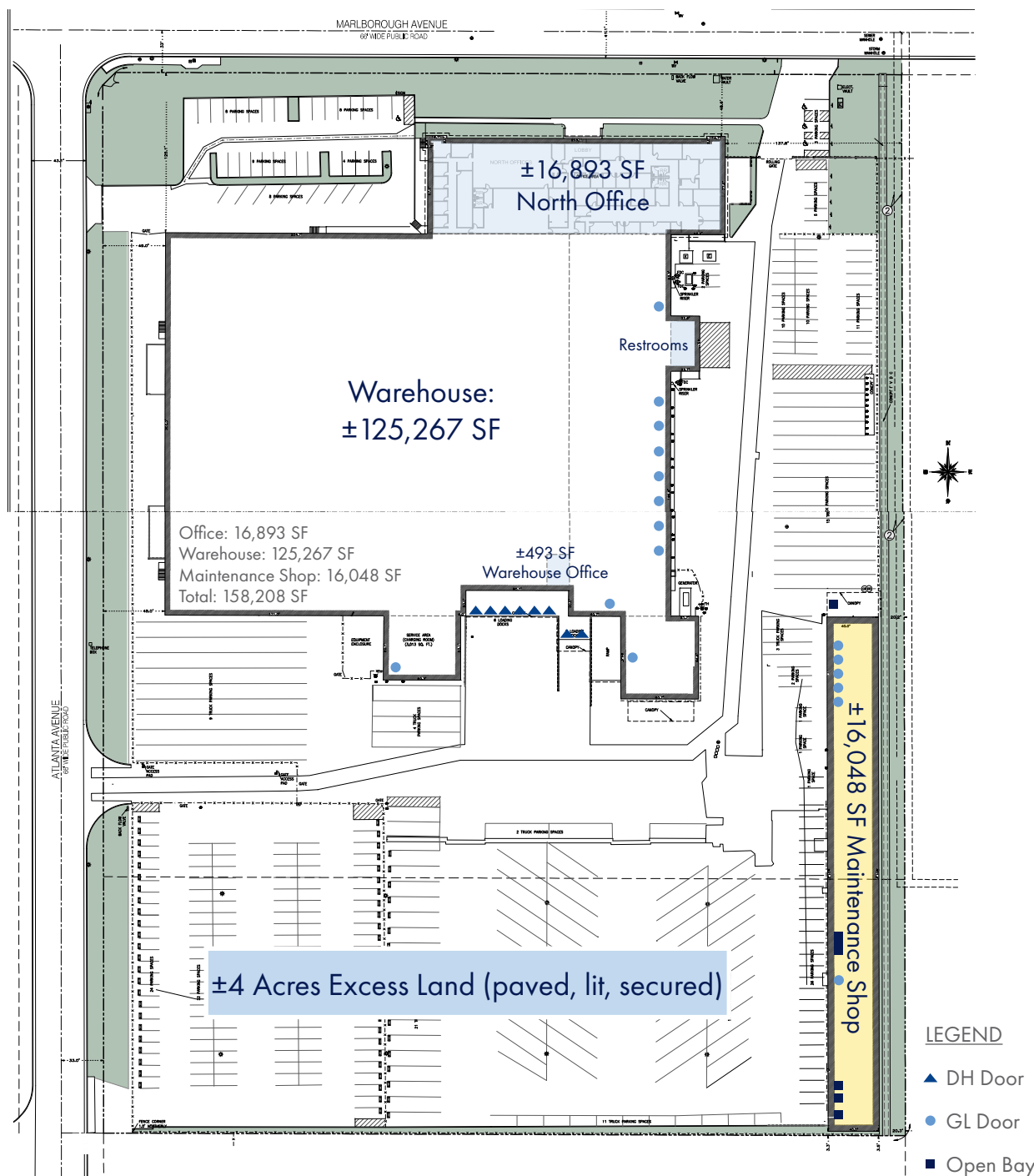
17.9 miles to Ontario Airport (ONT),  
17.1 miles to San Bernardino Airport (SBD) and  
70.5 miles to Los Angeles Airport (LAX)



Located within 4.1 miles of four Amazon  
facilities totaling 3.8 million SF



# Site Plan



## LET'S TALK

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