

Asking \$1.10 NNN

6 Months Abated Rent For Qualifying Lease Available!

Suite B office can be demolished for custom configuration.
Flexible terms to fit your business needs.



AVAILABLE FOR LEASE

14529 Innovation Dr.
Riverside, CA

Suite A & B

±14,280 – ±27,570 SF

For more information, please contact:

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RIVERSIDE, CA

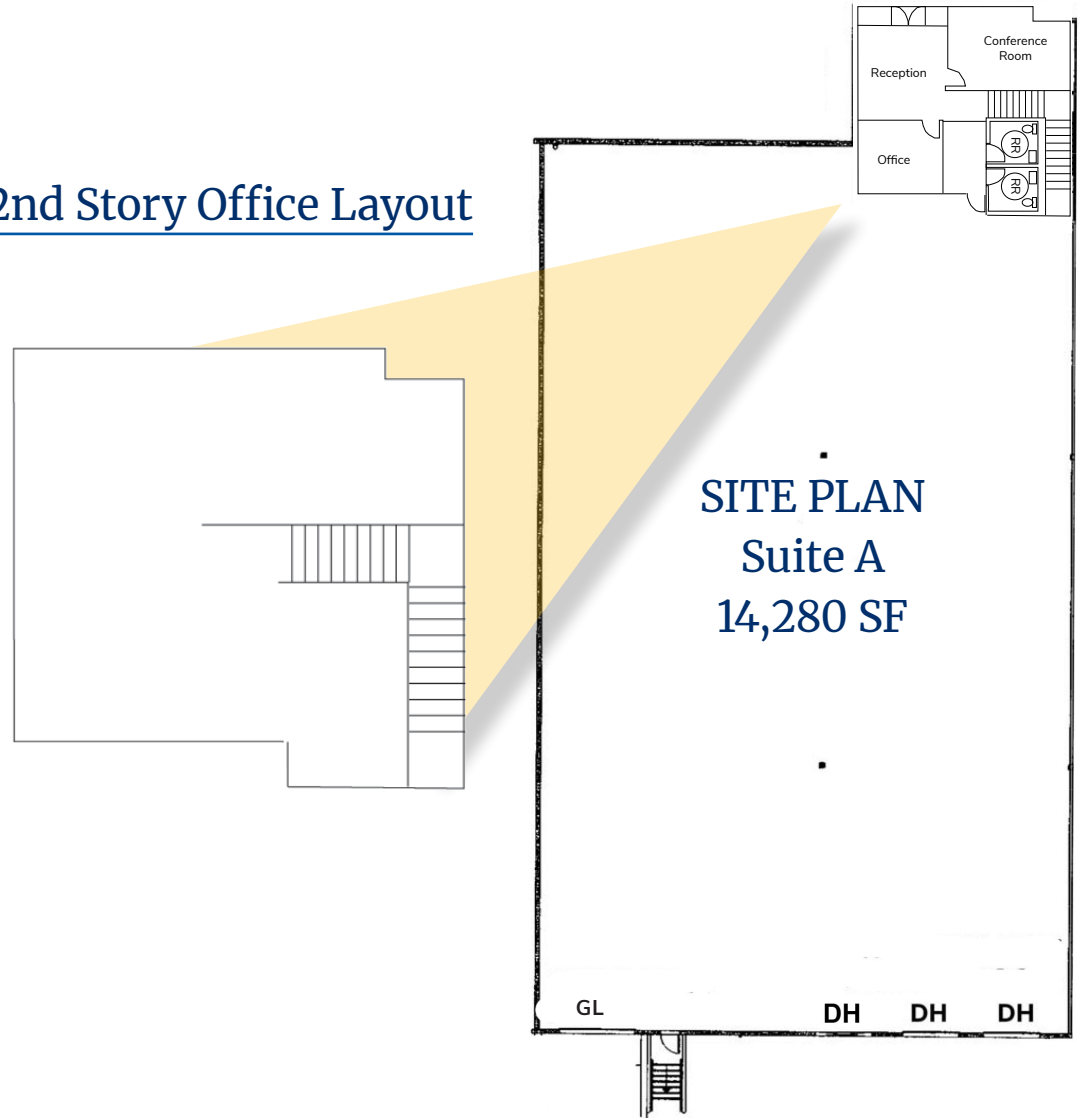
Falcon Business Park

Available For Lease Suite A ±14,280 SF

Building Features

- » Available Now
- » Suite A ±14,280 SF (POL 27,570 SF)
- » ±2,175 SF Two-Story Office (Second Story Open Mezzanine)
- » One (1) Ground Level Loading
- » Three (3) Dock High Loading Doors
- » Clear Height 24'
- » 120' Shared Secured Truck Court
- » ESFR Ready Only
- » LED Lighting
- » Year Built 2006
- » 400 AMPS
- » Shared Auto Parking
- » Convenient Access to 215 & 60 Freeways
- » ±0.25 Miles to 215 Freeway

2nd Story Office Layout



SITE PLAN
Suite A
14,280 SF

CONCRETE TRUCK COURT



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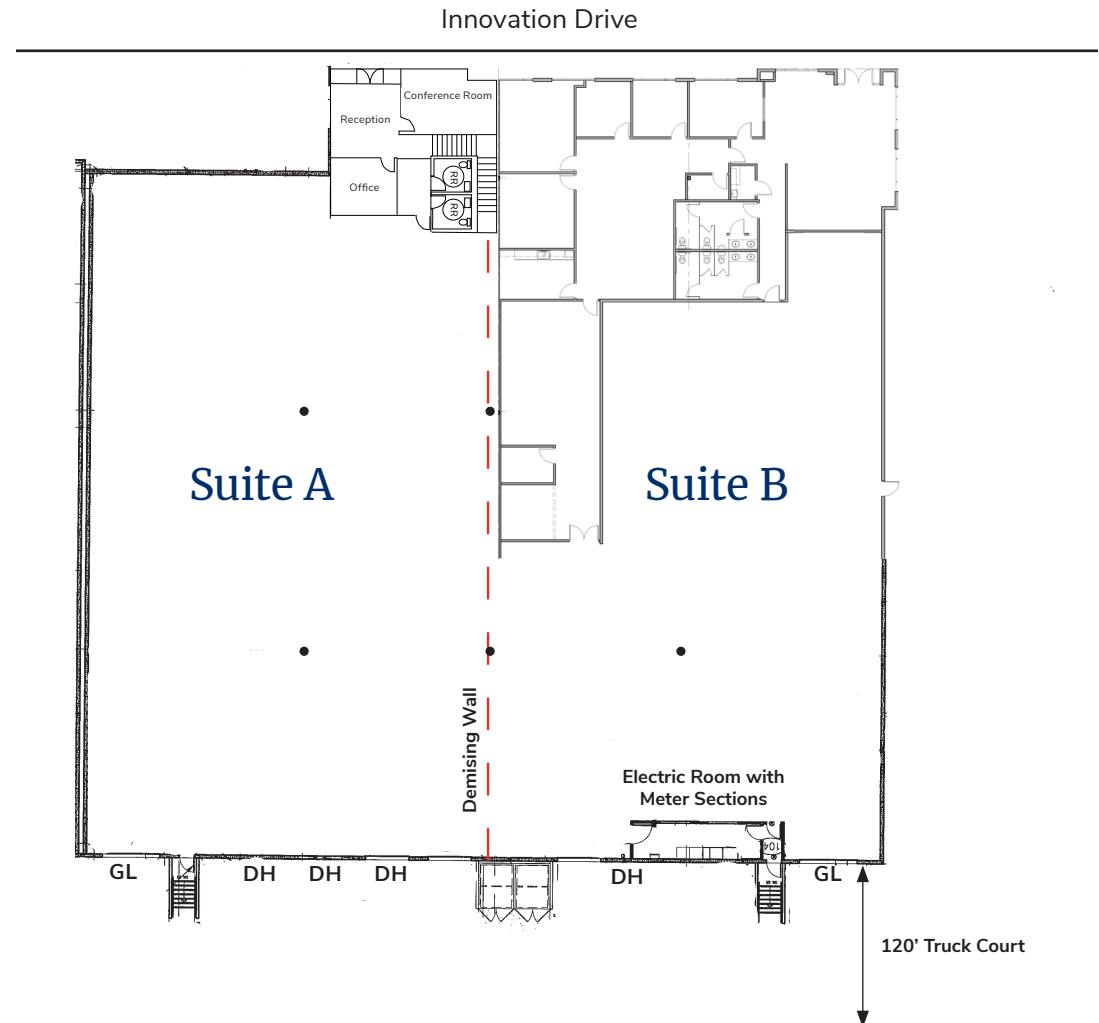
Falcon Business Park

Available For Lease Suite A & B ±27,570 SF

Suite A & B ±27,570 SF

Building Features

- » Available Now
- » Suite A & B ±27,570 SF
- » ±8,175 SF Office (Suite A ±2,175 SF; Suite B ±6,000 SF)
- » Two (2) Ground Level Loading Doors
- » Four (4) Dock High Loading Doors
- » Clear Height 24'
- » 120' Shared Secured Truck Court
- » ESFR Ready Only
- » LED Lighting
- » Year Built 2006
- » 400 AMPS
- » Shared Auto Parking
- » Warehouse Air Conditioned (Suite B Only)
- » Demising Wall can be removed
- » Convenient Access to 215 & 60 Freeways
- » ±0.25 Miles to 215 Freeway



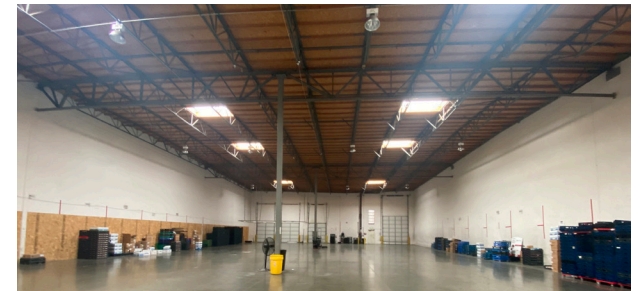
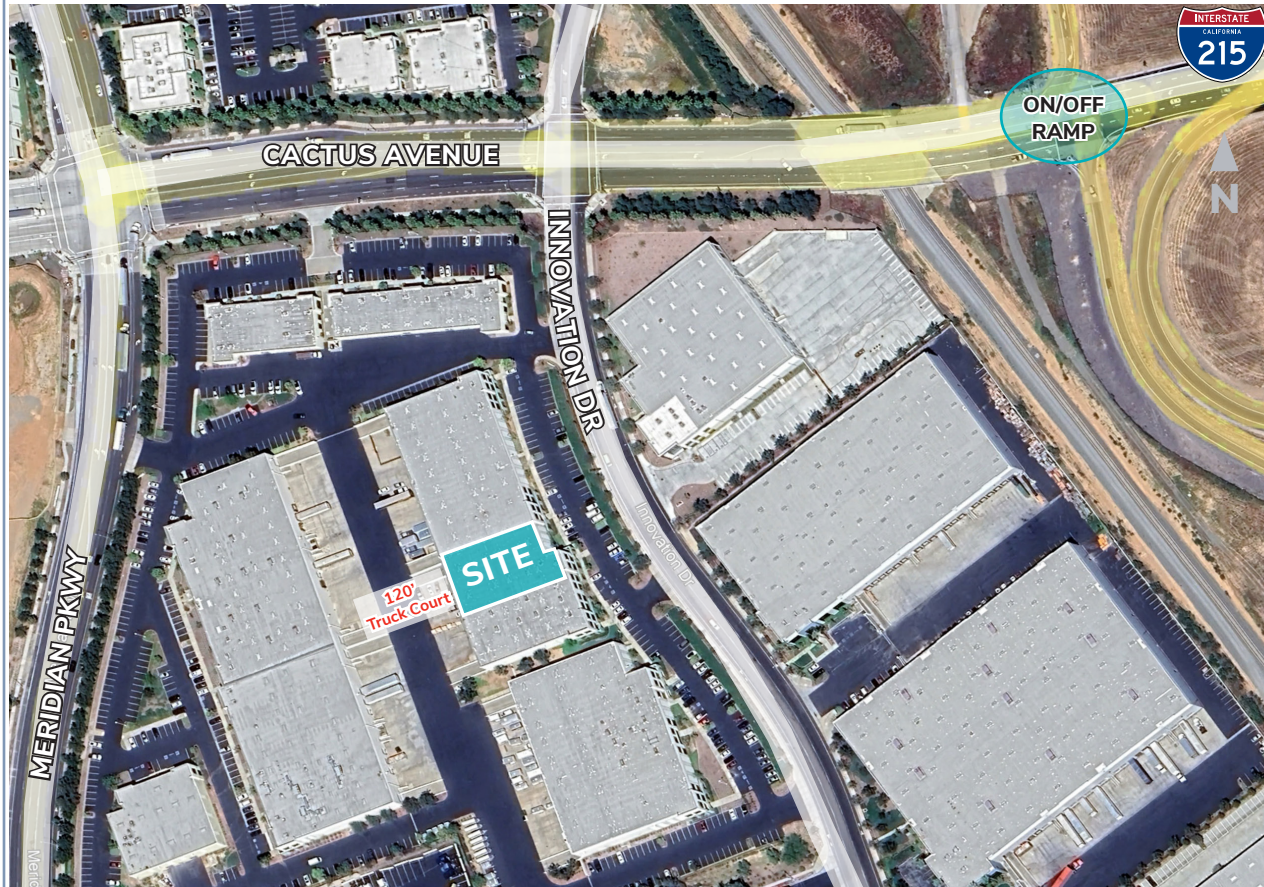


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