

**FOR
SUBLEASE
THROUGH
7/31/32**

20201 CAROLINE WAY

RIVERSIDE , CALIFORNIA 92501

782,209 SF | 36.5 Acres



Tim Pimentel, SIOR
+1 909 942 4647
tim.pimentel@cushwake.com
Lic. No: 01421452

Chris Pimentel
+1 909 942 4600
chris.pimentel@cushwake.com
Lic. No: 02207632

Erik Larson
+1 213 955 5126
erik.larson@cushwake.com
Lic. No: 01213790

Chris Tolles
+1 213 955 5129
chris.tolles@cushwake.com
Lic. No: 01459899



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Located within Meridian Business Park's South Campus, 20201 Caroline Way features modern designs and specifications to accommodate all user types. The building is easily accessible from I-215 and SR-60 freeways. Corporate neighbors include: Amazon, UPS, KIA Motors, Sysco Foods, McLane Company, UNFI, Nissan Motors, Burlington and Iron Mountain.

Sublease Term: 7.5 years - Expires 8/31/32

Address: 20201 Caroline Way
Unincorporated Riverside County, CA

Building Size: 782,209 SF (Cross-Dock)

Site: 36.5 Net Acres

Clear Height: 40' Underside of Joists/Girders After 1st Interior Column; 48' Maximum Deck Height at Ridge

Office: 8,034 SF

Parking: 425 Auto Stalls
157 Trailer Stalls

Fire Supression: ESFR Fire System

Dock Doors: 115 (9'w x 10'h) Dock High Doors

Drive-In Doors: 3 (12'w x 15'h) Grade Level Doors

Column Spacing: 50' x 56' Interior Bays
60' x 56' Loading Bays

Truck Court: 185'; 8" Thick, 3,500 psi
100% Secure Truck Yards with 4 Gated Entrances

Floors: 8"; 4,000 psi; Non-Sloped

Warehouse Lighting: LED

Electric: 4,000 amp UGPS

Skylights: 3% Skylights / Smoke Vents





SITE PLAN



BLDG D

782,209 SF
36.5 AC

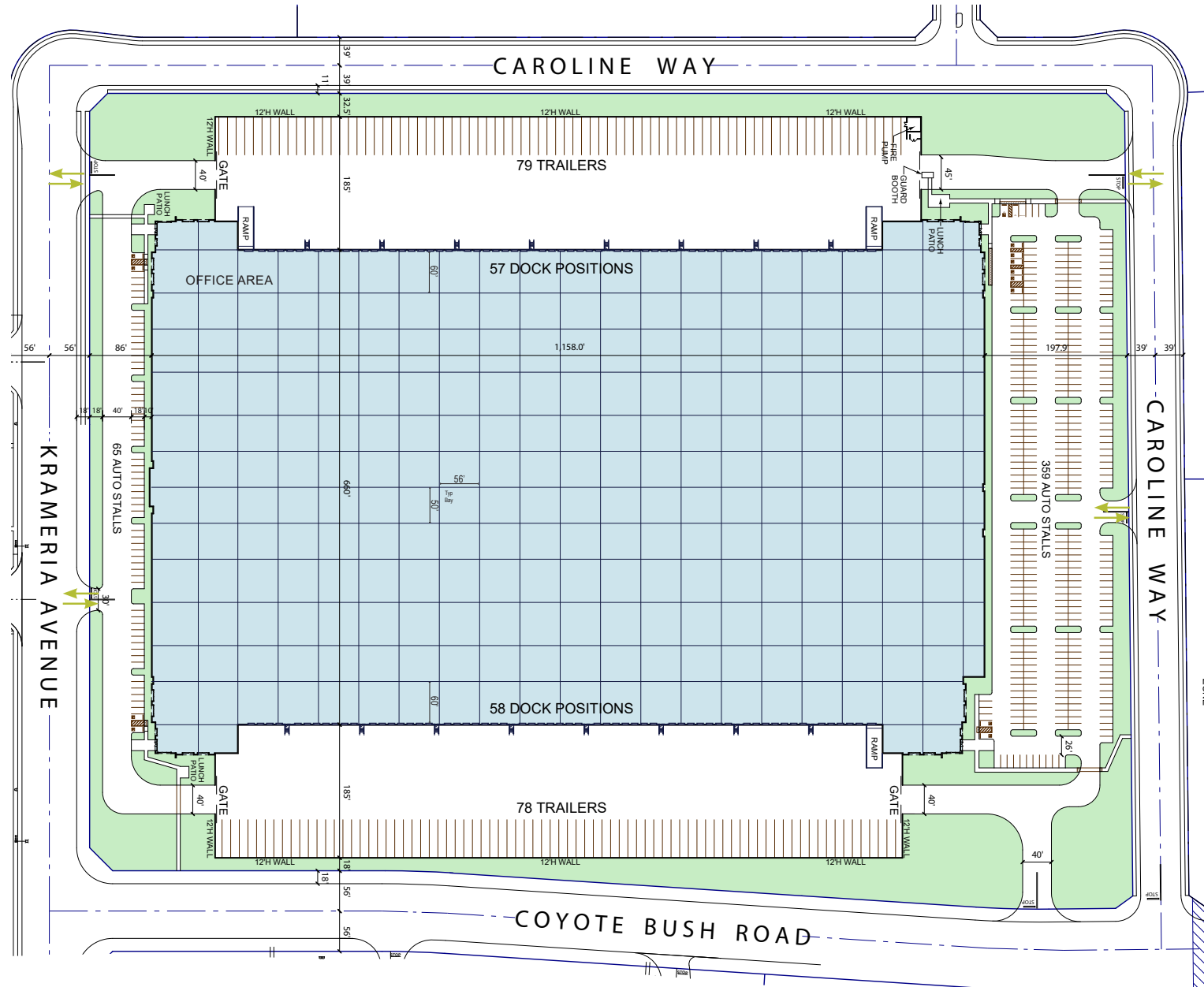
40' CLEAR

115 DH DOORS

3 GL DOORS

425 AUTO STALLS

157 TRAILER STALLS



REGIONAL MAP

26 MILES
TO ONTARIO INTL AIRPORT

74 MILES
TO PORTS (LA/LB)

77 MILES
TO LAX (LA INTL AIRPORT)

89 MILES
TO SAN DIEGO

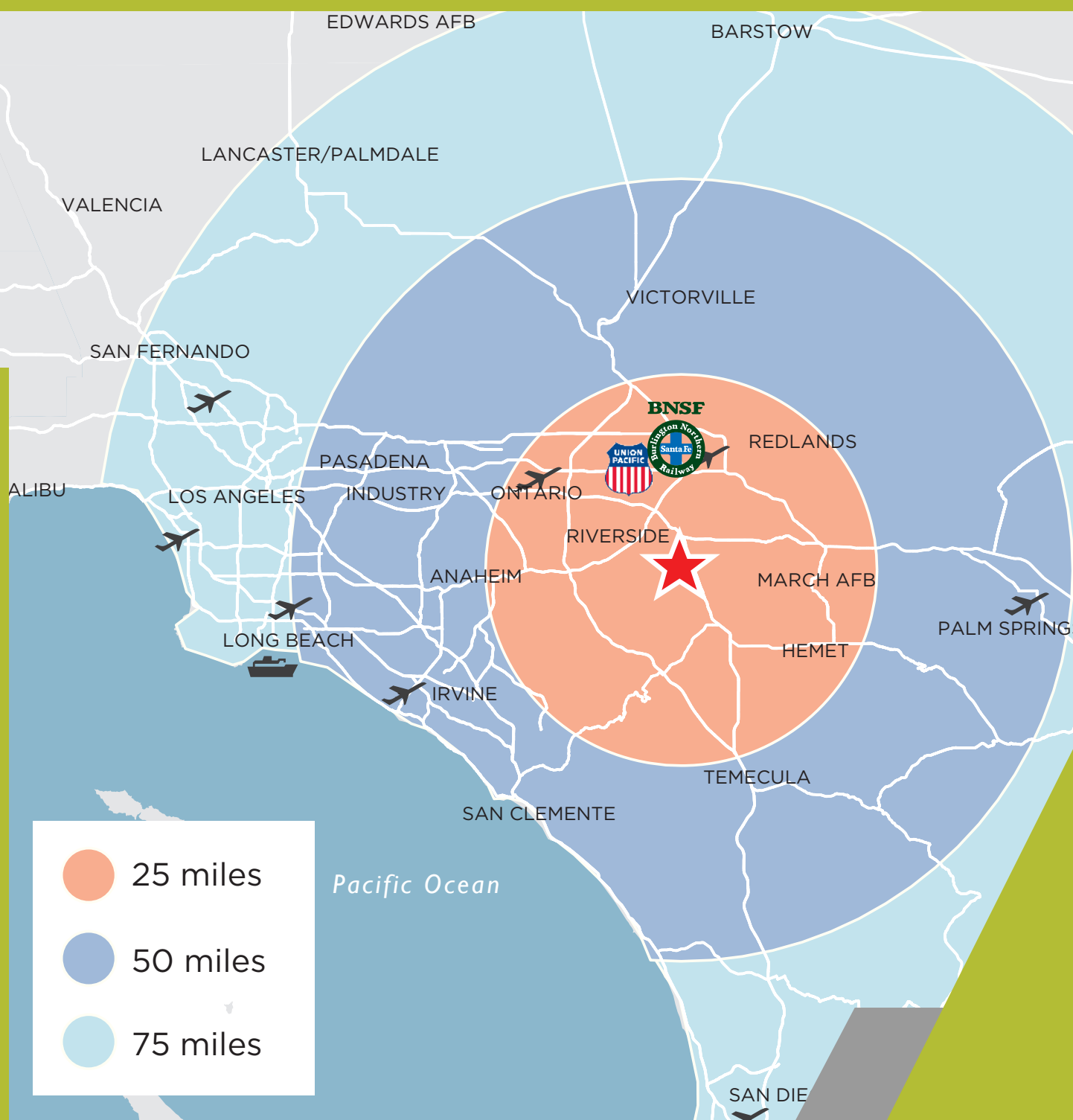
100 MILES
TO U.S./MEXICO BORDER

246 MILES
TO LAS VEGAS, NV

25 miles

50 miles

75 miles





Tim Pimentel, SIOR
+1 909 942 4647
tim.pimentel@cushwake.com
Lic. No: 01421452

Chris Pimentel
+1 909 942 4600
chris.pimentel@cushwake.com
Lic. No: 02207632

Erik Larson
+1 213 955 5126
erik.larson@cushwake.com
Lic. No: 01213790

Chris Tolles
+1 213 955 5129
chris.tolles@cushwake.com
Lic. No: 01459899

