



262,260 SF Available
Available Now

LogistiCenter[®] at Park Meridian Warehouse / Distribution

21822 Opportunity Way, Riverside, CA 92518



Dermody.com

Building Specifications

LogistiCenter® at Park Meridian

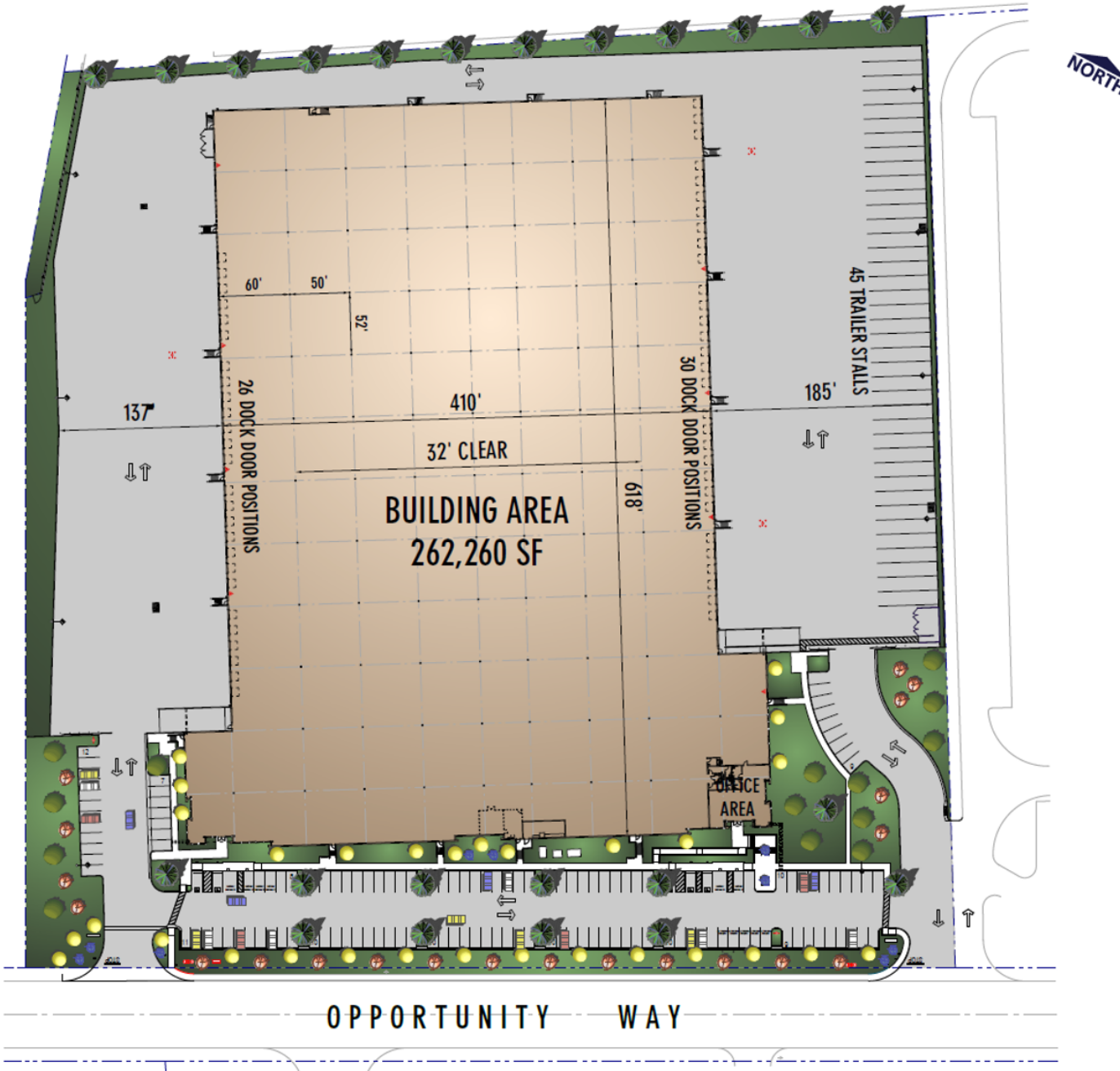
21822 Opportunity Way, Riverside, CA 92518

Site Specifications

Site Size	13.58 Acres
Car Parking	142
Trailer Parking	45

Building Specification

Building Size	262,260 SF
Office Area	2,493 SF
Clear Height	32'
Column Spacing	50' x 52'
Dock-High Doors	56 (9' x 10')
Grade-Level Doors	2 (12' x 14')
Truck Court Depth	137' & 185'
Building Dimensions	410' x 618'
Power	2,000 Amp w/ 4,000 Amp Pull Section
Sprinkler System	ESFR, K-17 Heads
Lighting	LED Whse Lighting
Floors	7" Floor Slab
Year Built	2019

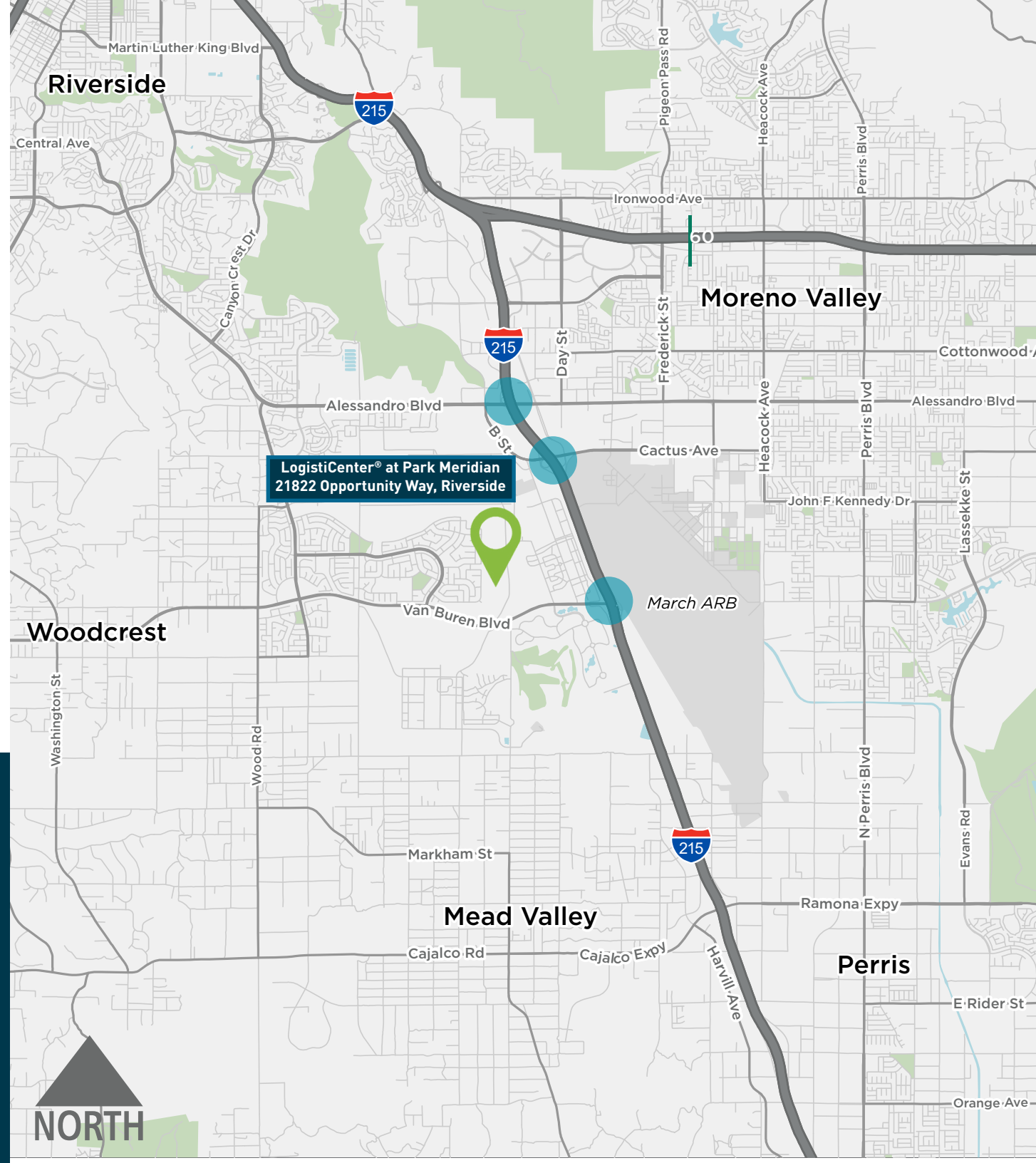


Location

LogistiCenter® at Park Meridian

at 21822 Opportunity Way is situated in the heart of the Inland Empire East marketplace, approximately 3 miles south of the SR-60 and I-215 Interchange. The 262,260 SF cross dock, concrete tilt-up industrial facility is located within the Meridian Business Park, a 1,290 acre Master Planned Business Park. The property provides excellent access via Alessandro Blvd and Cactus Avenue to the north and Van Buren Blvd to the immediate south. The industrial park and surrounding area is host to a number of distribution facilities operated by corporate neighbors: Amazon, Nissan, UPS, Sysco Corporation, KIA Motors, Burlington, McLane Foods, Ryder and Iron Mountain, among others.

Ports & Transportation	Miles
LA & Long Beach Ports	69
Ontario International Airport	26
San Bernardino Intl Airport	24
LAX Airport	73
I-215 Freeway	1.3
SR-60 Freeway	7.2





LogistiCenter® at Park Meridian

21822 Opportunity Way,
Riverside, CA

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Broker

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