

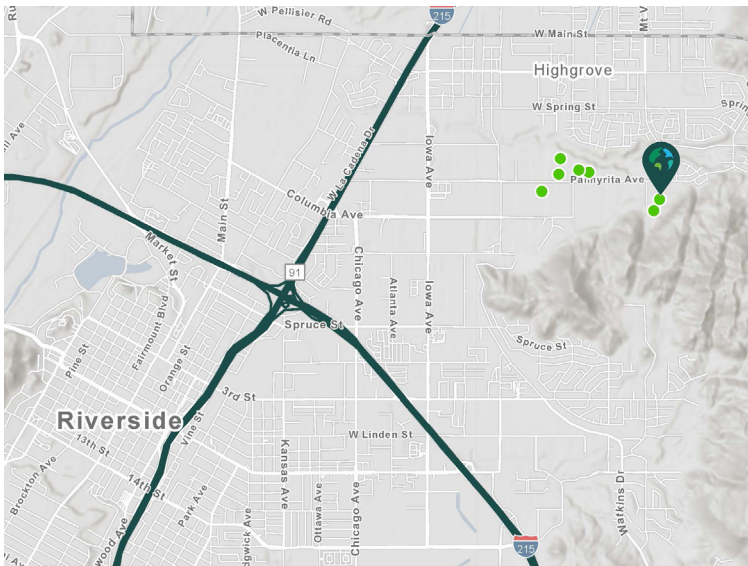
INDUSTRIAL SPACE FOR LEASE

81,373 SF



1188 Mt Vernon Avenue  
Riverside, CA 92507

Prologis Riverside Distribution Center 10



- State-of-the-Art Distribution Center
- Located in the Second Largest Industrial Submarket in the Inland Empire
- Approximately 21 Miles from the Ontario International Airport
- Immediate Access to I-215, SR-91 and SR-60 Freeways

## Property Features

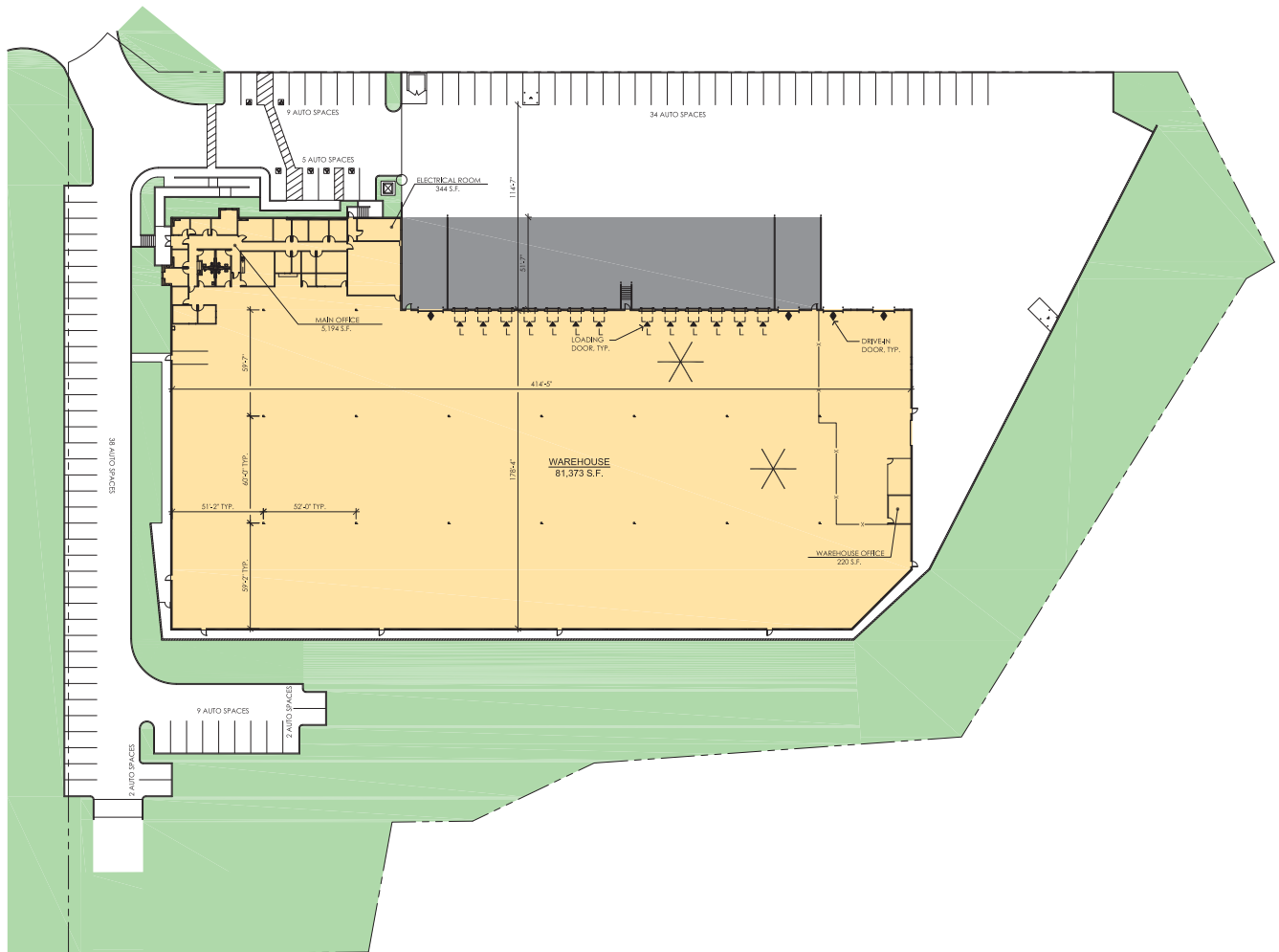
|                    |                       |
|--------------------|-----------------------|
| Available Space    | ±81,373 SF            |
| Office SF          | ±3,000 SF             |
| Dock Doors         | 13                    |
| Drive-in Doors     | 5                     |
| Clear Height       | 28'                   |
| Electrical Service | 2000 amps             |
| Roof               | White scrim foil      |
| Lighting           | LED warehouse         |
| Sprinkler          | ESFR                  |
| Truck Court        | 132' fenced & secured |
| Lighting           | LED Motion Sensor     |



Unlock the full potential of your  
warehouse with one strategic,  
single-source partner.



Mt. Vernon



**JLL**  
**Patrick Wood**  
patrick.wood@jll.com  
ph +1 909 467 6857  
CA DRE #01776274

**JLL**  
**Jeff Bellitti**  
jeff.bellitti@jll.com  
ph +1 909 467 6881  
CA DRE #01232571

**JLL**  
**Chase Berry**  
chase.berry@jll.com  
ph +1 909 467 6877  
CA DRE #02196093

**JLL**  
**Dya Navarrete**  
dya.navarrete@jll.com  
ph +1 909 467 7876  
CA DRE #02078833

**Prologis**  
**Mark Zehner**  
mzehner@prologis.com  
ph +1 909 673 8736  
CA DRE #00974420