

21800 Opportunity Way

RIVERSIDE, CALIFORNIA

FOR LEASE ±89,495 SF



AVAILABLE Q2 2025

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PROPERTY HIGHLIGHTS



±89,495 SF Building on
5.02 acres



32' Minimum Clear
Height



13 Dock High
Doors (9'x10')



4,920 SF Offices
(2,583 SF First Floor/
2,337 SF Mezzanine)



1,200 Amp Building Service
w/ 2,000 Amp UGPS



1 Grade Level Ramp
(12'x15')



93 Auto Parking
Spaces



130' Fully Secured Concrete
Truck Court



7" Floor Slab
4,000 psi



ESFR Sprinkler System



3% Skylights

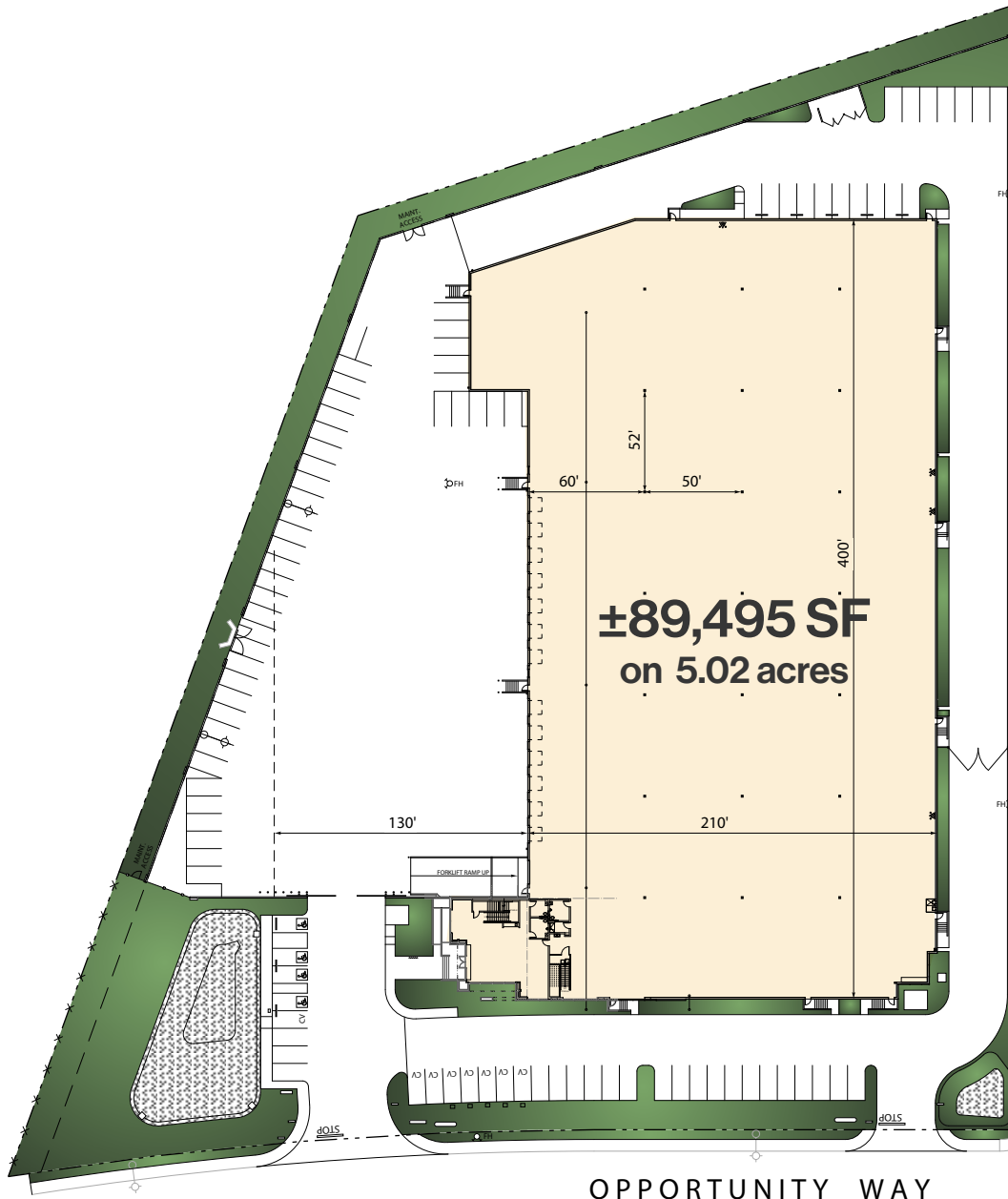


Excellent I-215 Freeway Access via
Van Buren Blvd and Cactus Ave
On/Off Ramps



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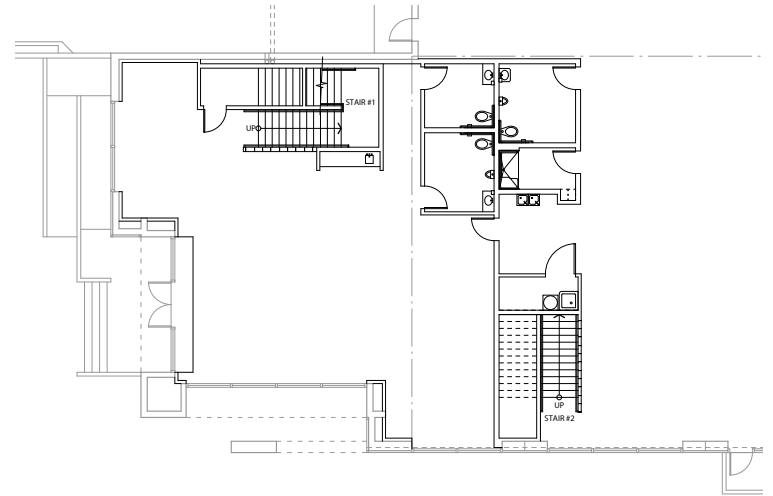
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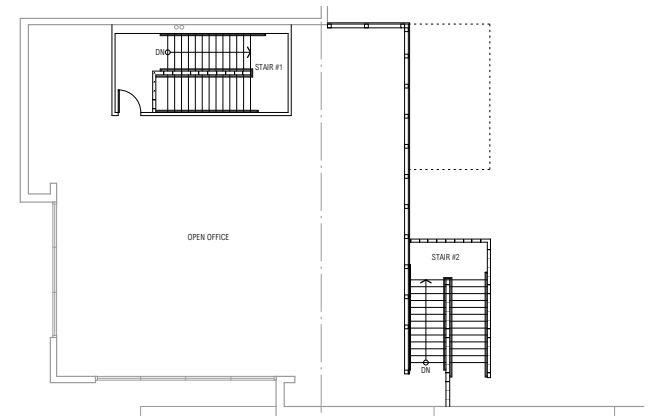
OPPORTUNITY WAY



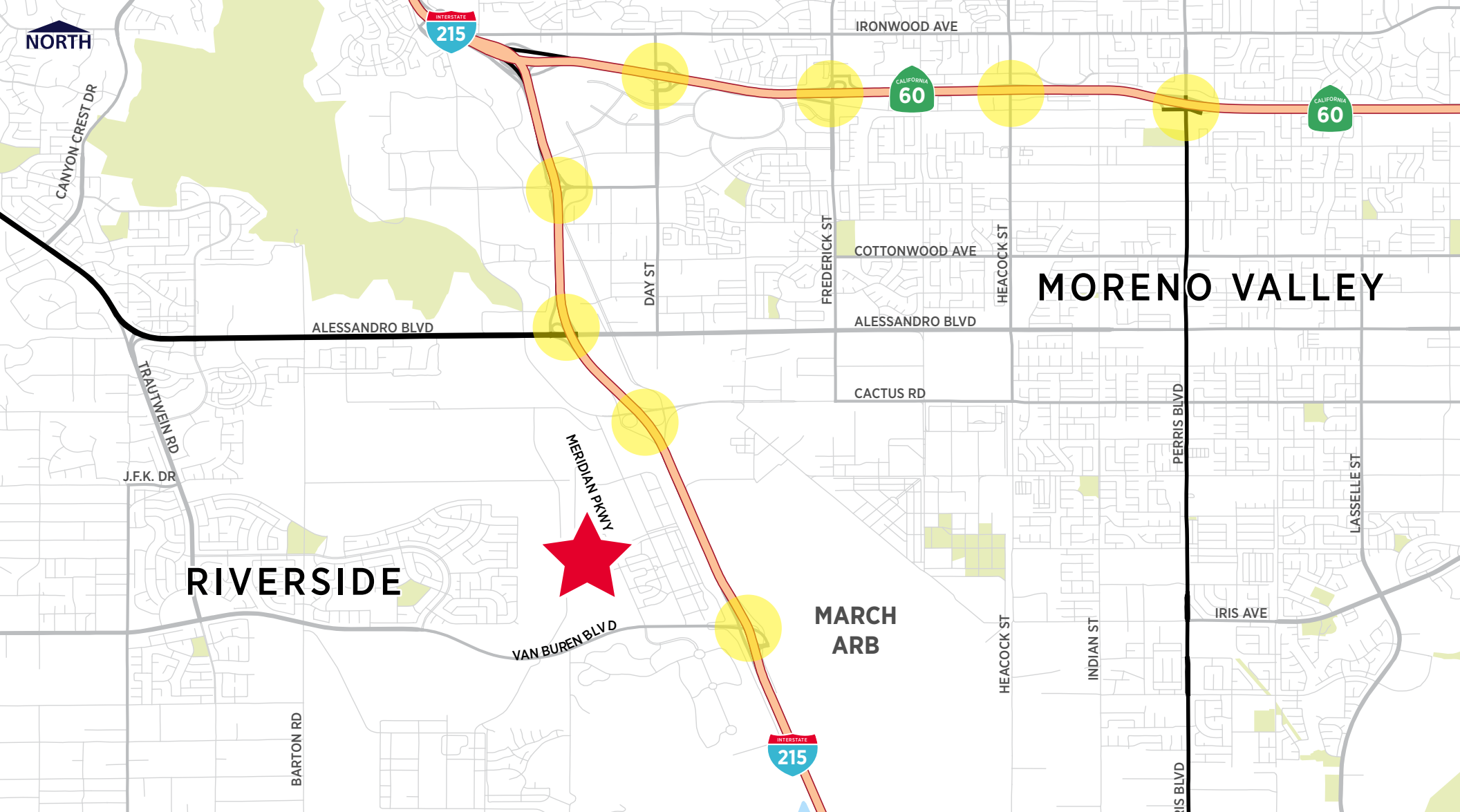
±2,583 SF First Floor Offices



±2,337 SF Mezzanine



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