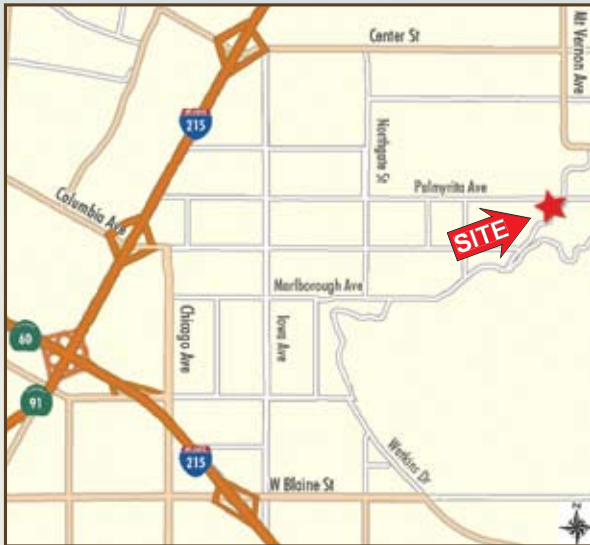


# ±135,200 SF For Sale or Lease

1155 Mt. Vernon Avenue | Riverside, CA

BIRTCHEER CENTER  
at MT. VERNON



## PROJECT FEATURES

- State-of-the-art distribution center
- Located in the second largest industrial submarket in the Inland Empire
- Extensive labor force
- Approximately 21 miles from the Ontario International Airport
- Less than two miles from the new I-215 and Riverside (SR-91) freeway interchange
- Convenient access to Pomona (SR-60) and the Foothill (I-210) freeways
- Expected completion in February 2008
- GPS: 34°00' 10.54" N 117° 18'47.58" W

## BUILDING FEATURES

- 40.7% Building FAR
- ESFR Sprinkler
- 30' Clear Height
- 23 Dock Doors
- 3 Drive-in Doors
- 3000 Power Capacity
- City of Riverside Power
- Class "A" Roofing
- Secured Yard



**Shannon Hondl & Bjorn Davidson**  
(949) 502-5500



**Jim Koenig, Art Day & Gerry Harvey**  
(909) 418-2055

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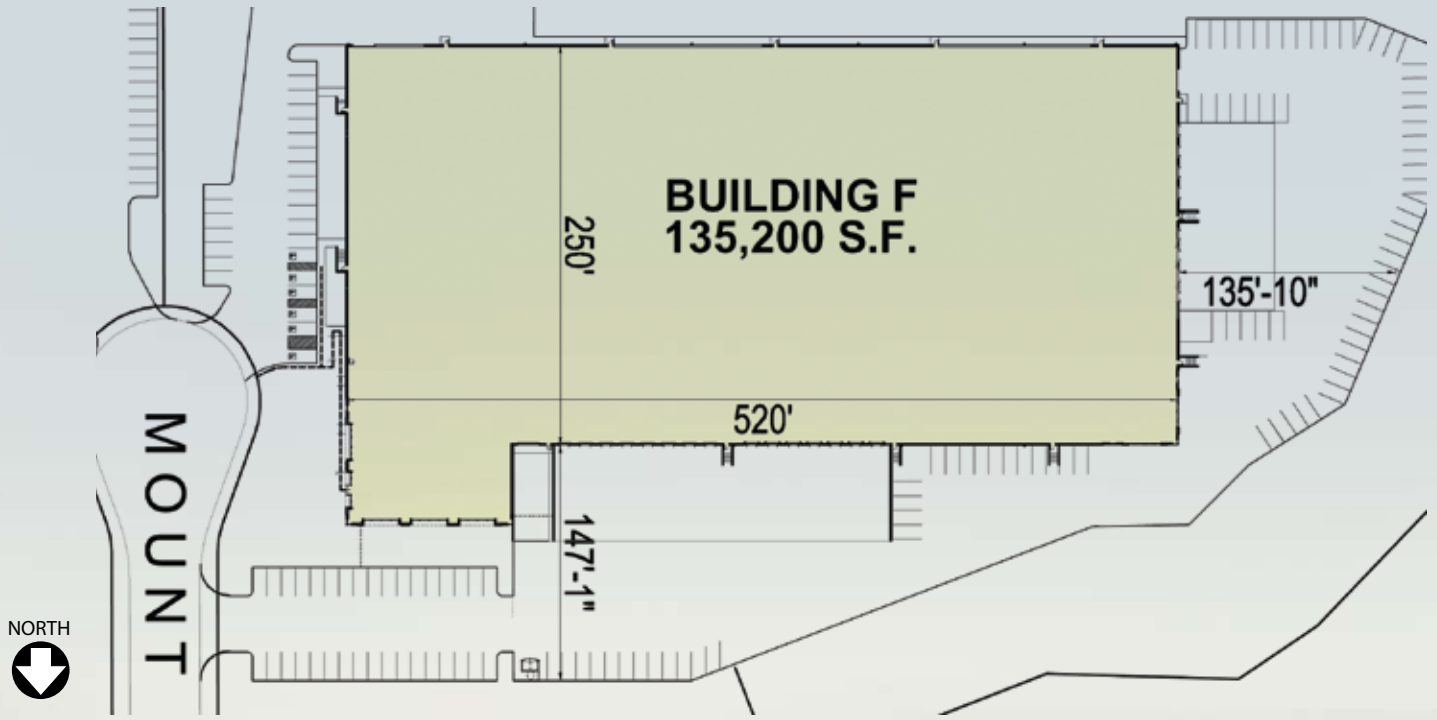
*"...where real estate becomes a human resource.<sup>SM</sup>"*

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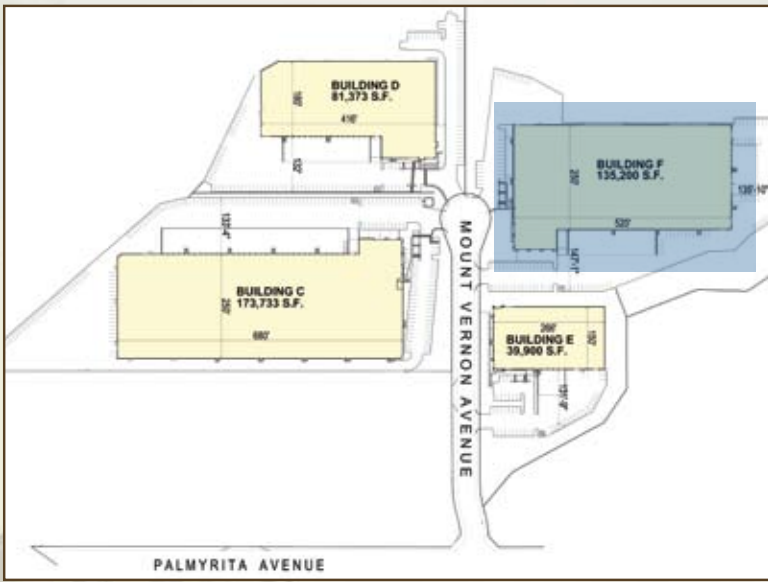
1155 Mt. Vernon Avenue | Riverside, CA



## BIRTCHER CENTER at MT. VERNON



OVERALL SITE PLAN



**BIRTCHER**  
Development & Investments  
*...a brandon birtcher company*

**Shannon Hondl & Bjorn Davidson**  
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**CBRE**  
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