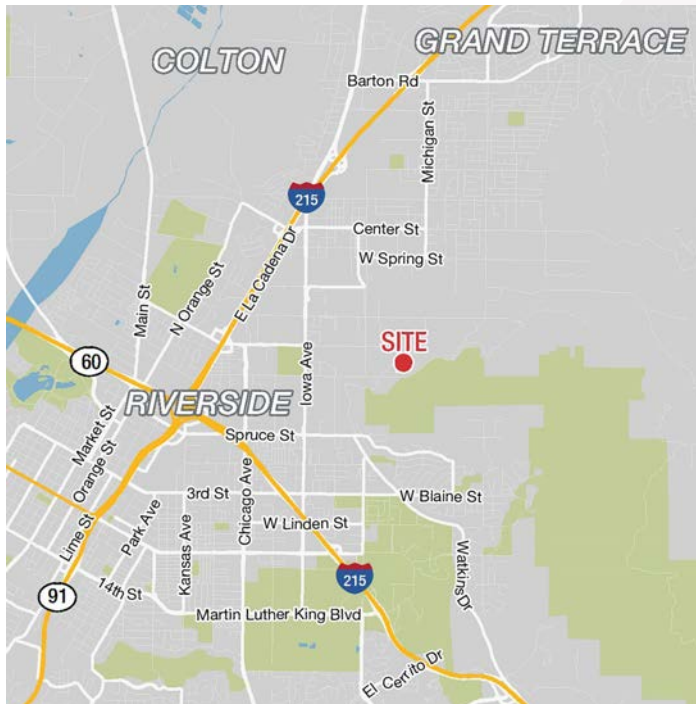




1401 Research Park Dr.

Riverside, CA 92507



Property Highlights

- ± 12,397 SF of Office / Wet Lab Space
- Divisible and modifiable to user needs
- Desirable Hunter Park Location with Planned Location of Metro-Link Station
- Some Businesses May Be Eligible for Tax Incentives When Operating Within the Agua Mansa Enterprise Zone
- Close Proximity to University of California Riverside Main Campus
- Convenient Access to CA-60, CA-91, and I-215 Freeways
- Prime location for any company engaged in product development, with a focus on the biotechnology, information technology, electronics and environmental technology fields.

Additional Features

- Four 14' Industrial Roll-Up Doors
- Wired for Fiber-optics
- Parking ratio 2.90/1000 SF with additional street parking
- 1200 amp 3 Phase 277/480 power
- Clarifier and Walk-in cooler included

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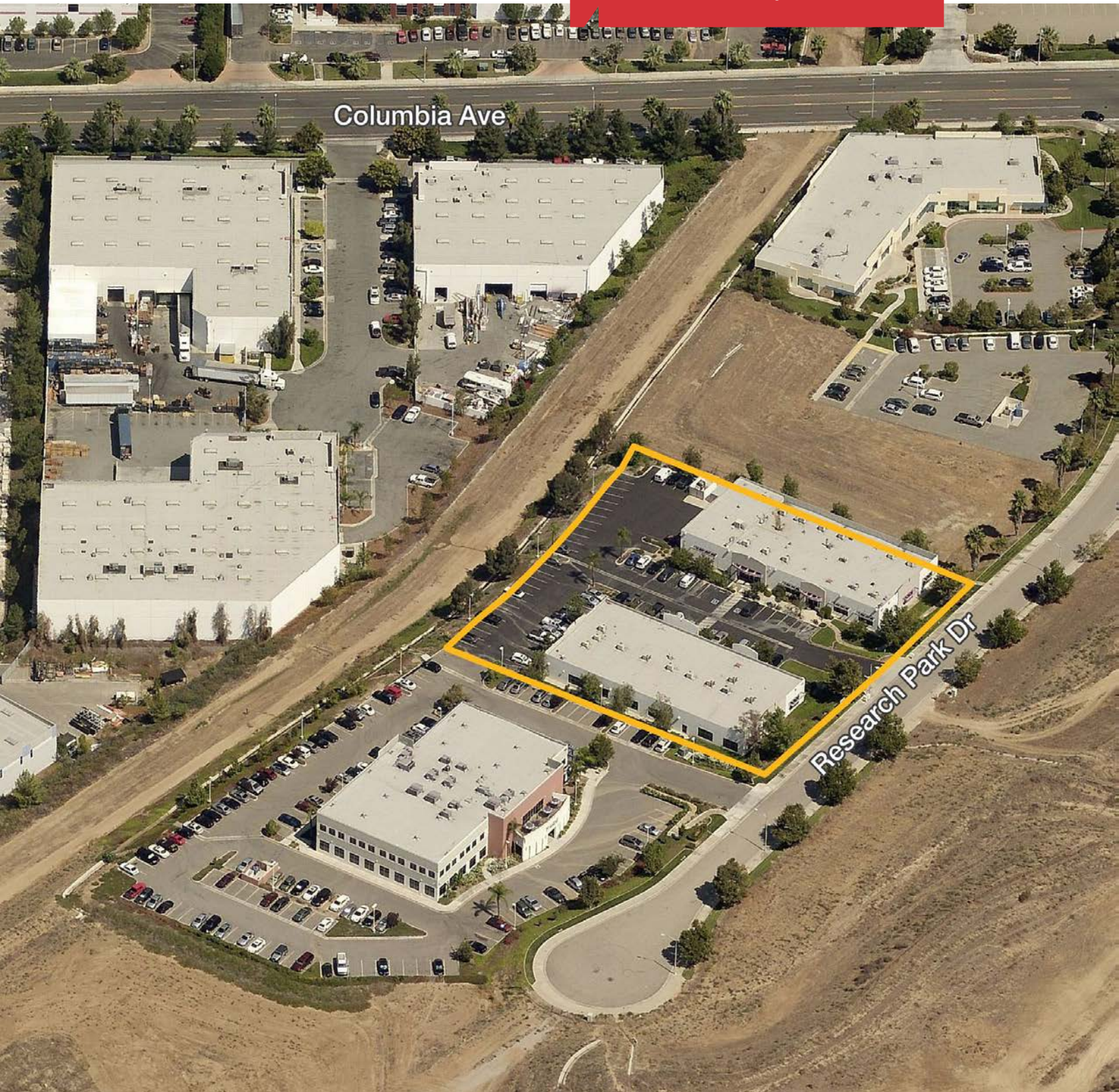
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FOR LEASE
Laboratory / Office



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