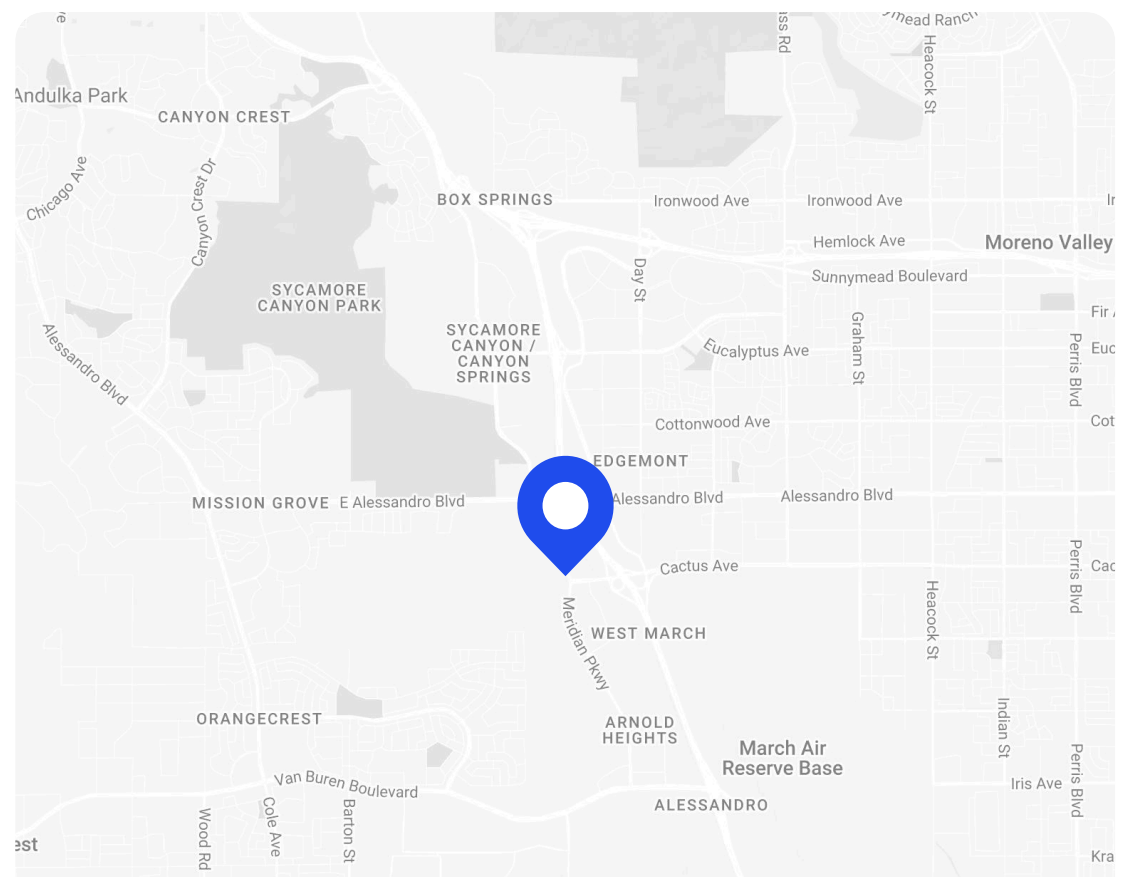


# For Sublease

- **Office Area: 5,000 SF (32.5%)**
  - 8 private offices, 15 cubicles/workstations, conference room, server room, storage room, restrooms
- **Warehouse / Lab Area: 10,403 SF (67.5%)**
  - 5 built-out offices / lab rooms within warehouse, 24' clear height, fully sprinklered
  - Open, efficient warehouse floor with excellent light industrial functionality
- **Building & Site Features:** Two 10' x 14' grade-level doors, reinforced concrete construction, 400a/277-480v, 3-phase power, Surface parking: 31 spaces (2.0/1,000 SF ratio), 0.85-acre lot, Built 2005
- Term through 10/31/2029



**14457 Meridian Parkway  
Riverside, CA 92518**



## Contact

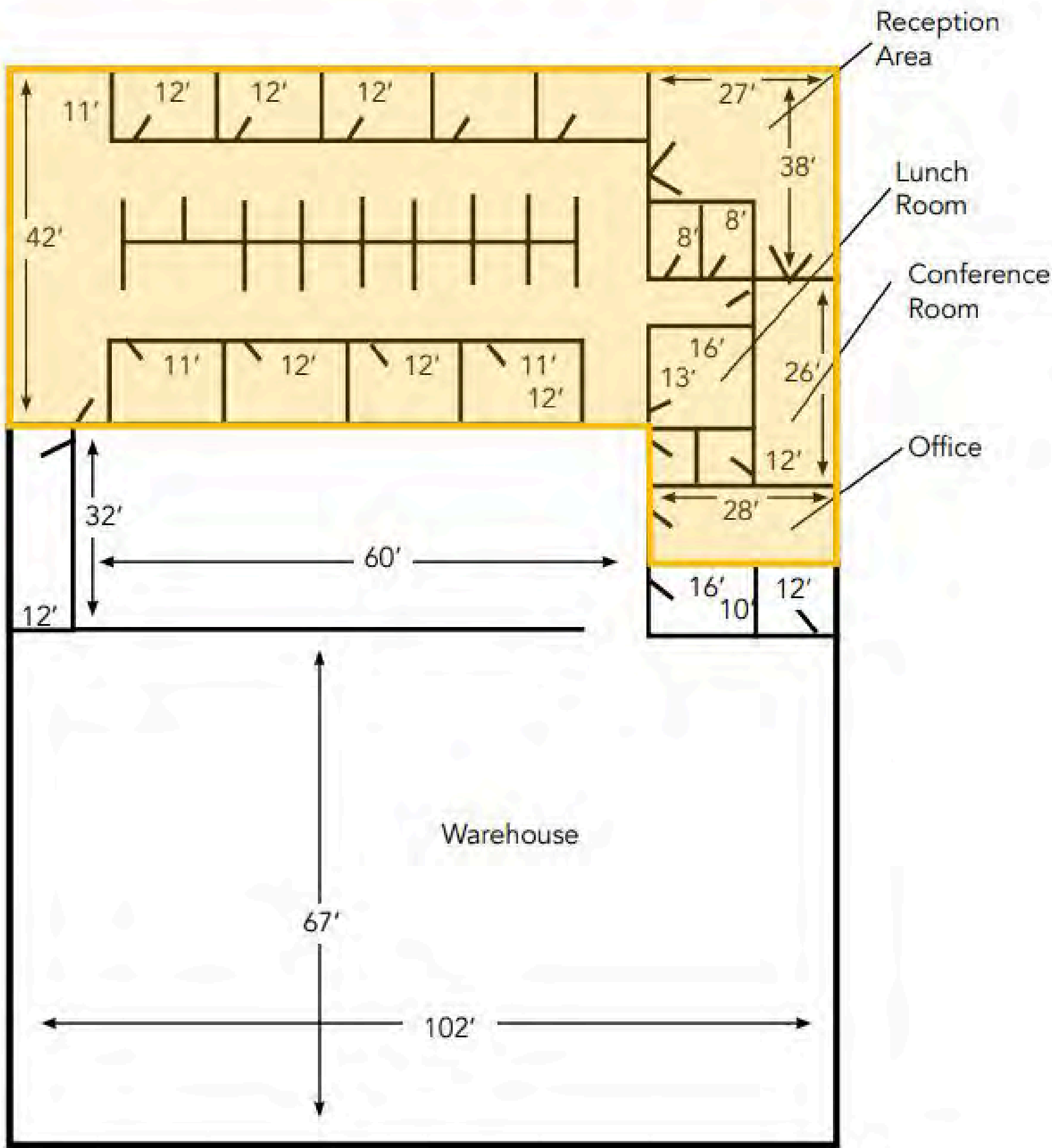
Matt Powell  
+1 781-775-9514  
powell@vestian.com

Miles Luning  
+1 720-737-8508  
luning@vestian.com



For Sublease

14457 Meridian Parkway  
Riverside, CA 92518



Contact

Matt Powell  
+1 781-775-9514  
powell@vestian.com

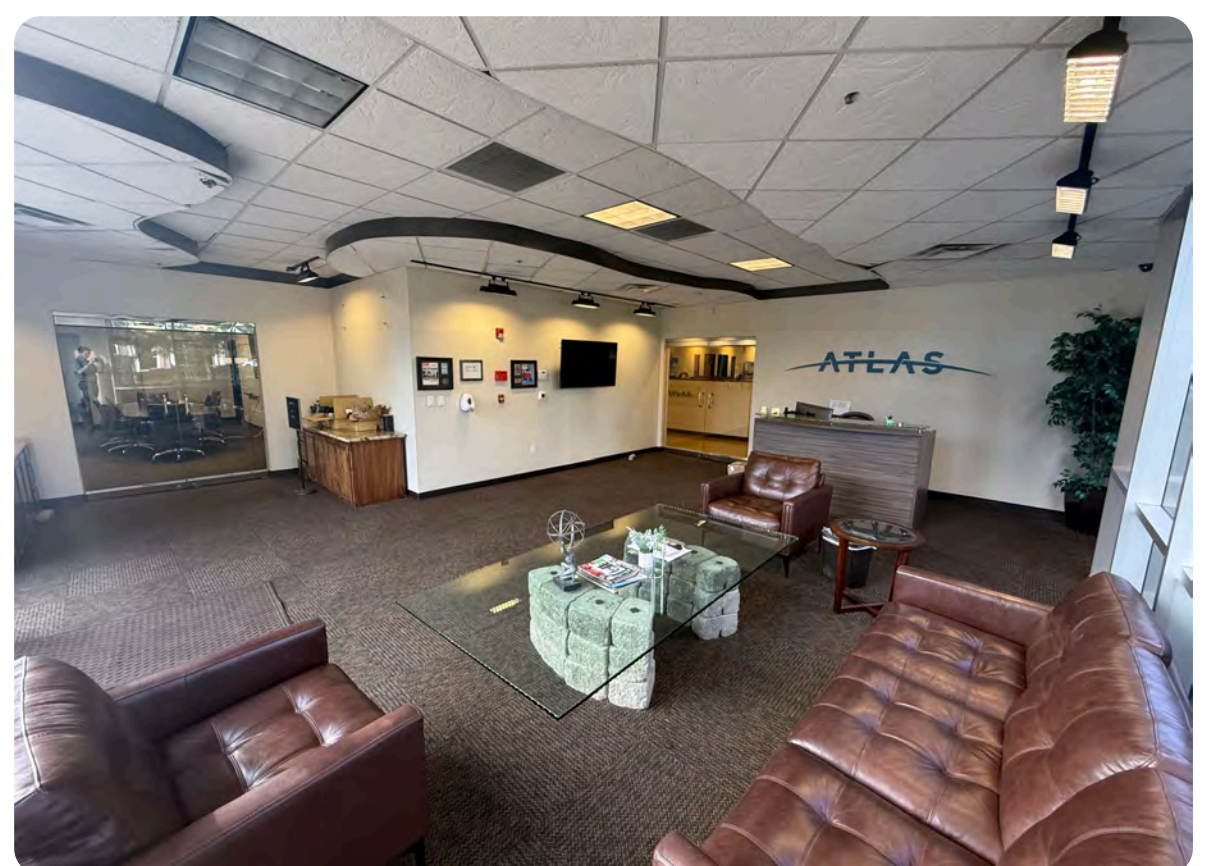
Miles Luning  
+1 720-737-8508  
luning@vestian.com



## Flex Space | 14457 Meridian Pkwy

This 15,403 SF freestanding flex building delivers a highly functional blend of office, lab, and warehouse space within the Clifford Business Center- ideal for R&D, technology, light industrial, and distribution users seeking immediate occupancy in the Moreno Valley / Perris submarket.

This configuration supports users needing a strong office-to-warehouse balance with lab/testing capability and high clear heights. Full 15,403 SF available as a contiguous sublease opportunity.



### Contact

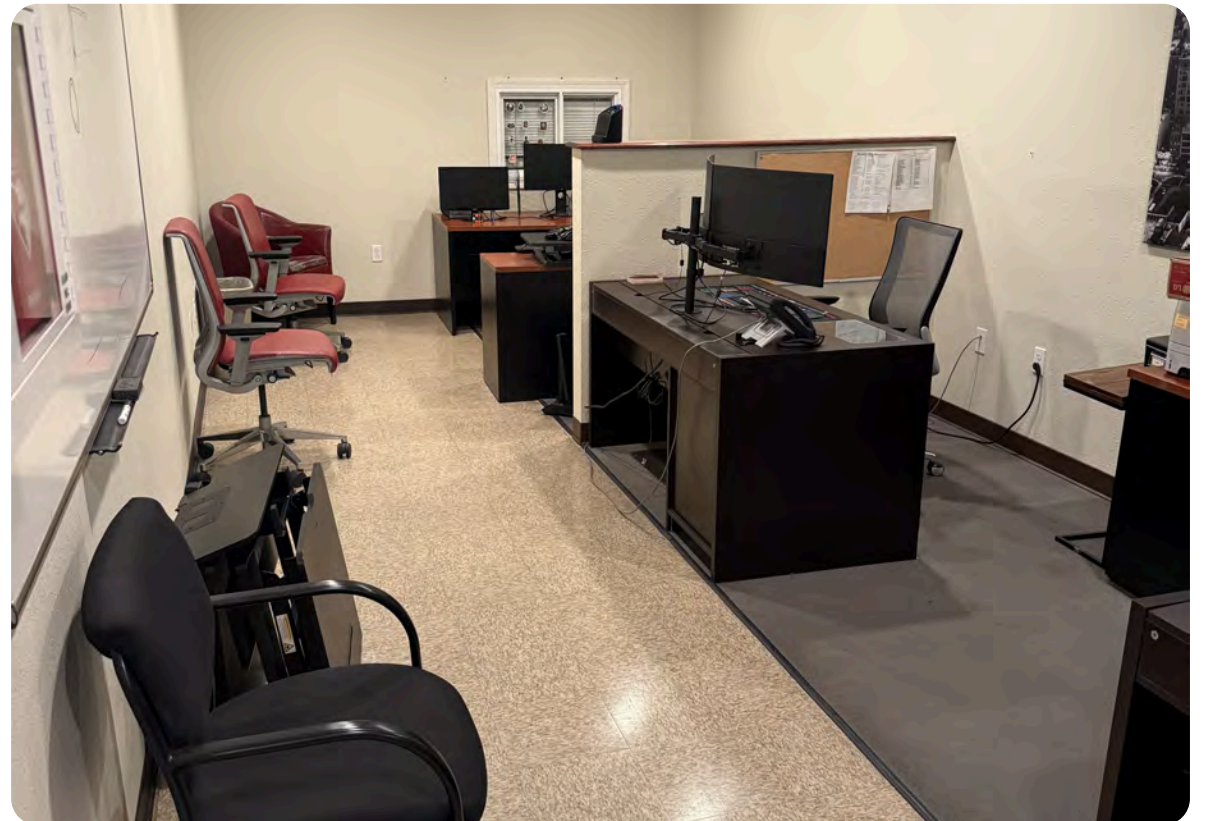
Matt Powell  
+1 781-775-9514  
powell@vestian.com

Miles Luning  
+1 720-737-8508  
luning@vestian.com



# vestian

# 15,403 SQ FT



## Contact

Matt Powell  
+1 781-775-9514  
[powell@vestian.com](mailto:powell@vestian.com)

Miles Luning  
+1 720-737-8508  
[luning@vestian.com](mailto:luning@vestian.com)