

# TURN KEY INDUSTRIAL BUILDING FOR SALE

±12,720 SF AVAILABLE | HUNTER PARK, RIVERSIDE, CA



1850 RUSTIN AVENUE, RIVERSIDE, CA 92507

PLEASE, DO NOT DISTURB TENANTS

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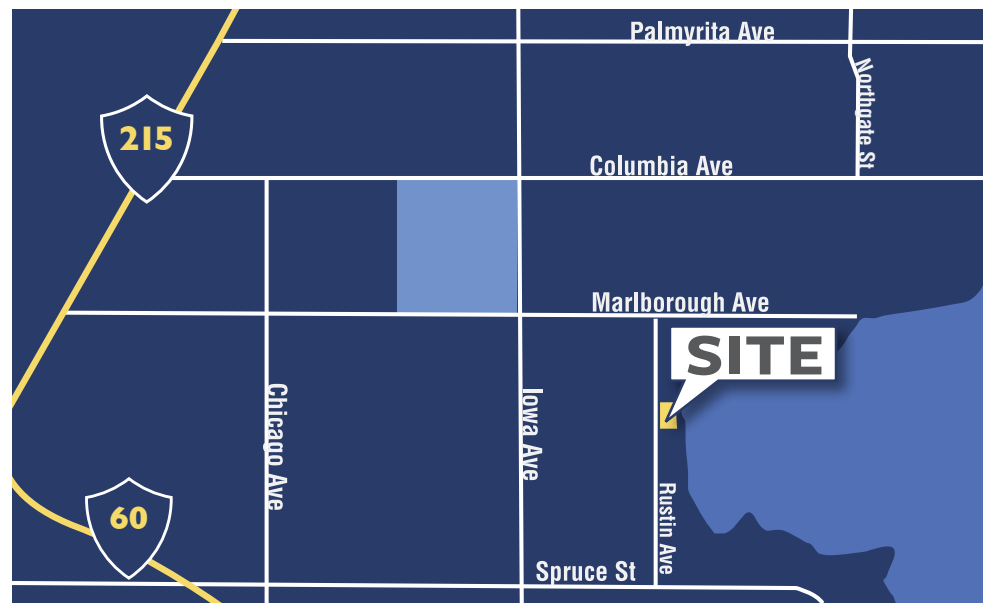
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## Property Highlights

- ±11,517 SF Warehouse
- ±1,203 SF Office
- ±12,720 Total SF
- (1) 9'x10' DH Door
- (1) 12'x14' GL Door
- 23 Parking spaces
- 400 Amps, 277/480 volts 3 phase power
- Situated on ±0.73 AC
- 18' Clear height
- ESFR Sprinklers
- Shared secured gated yard



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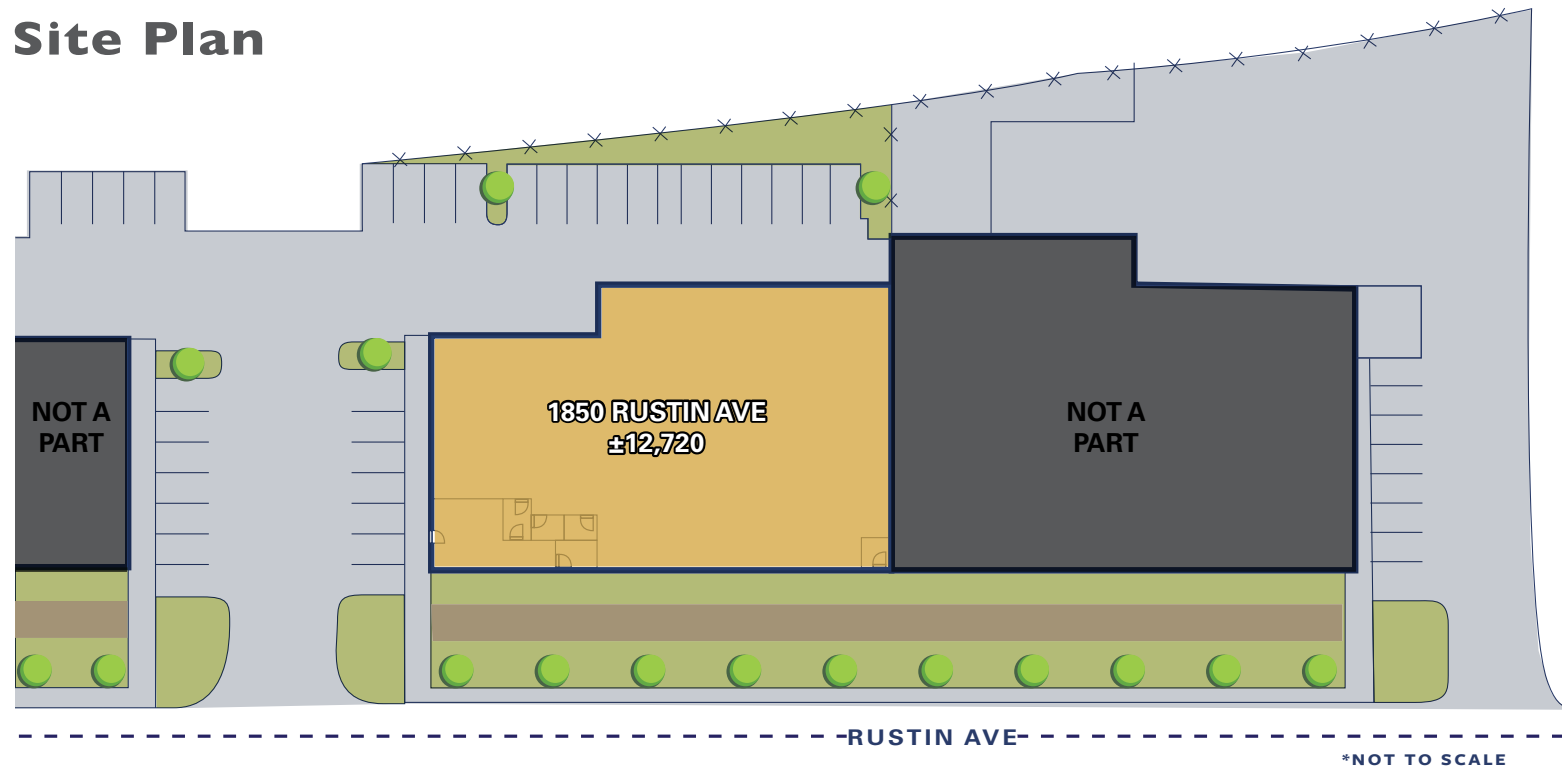
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## Site Plan



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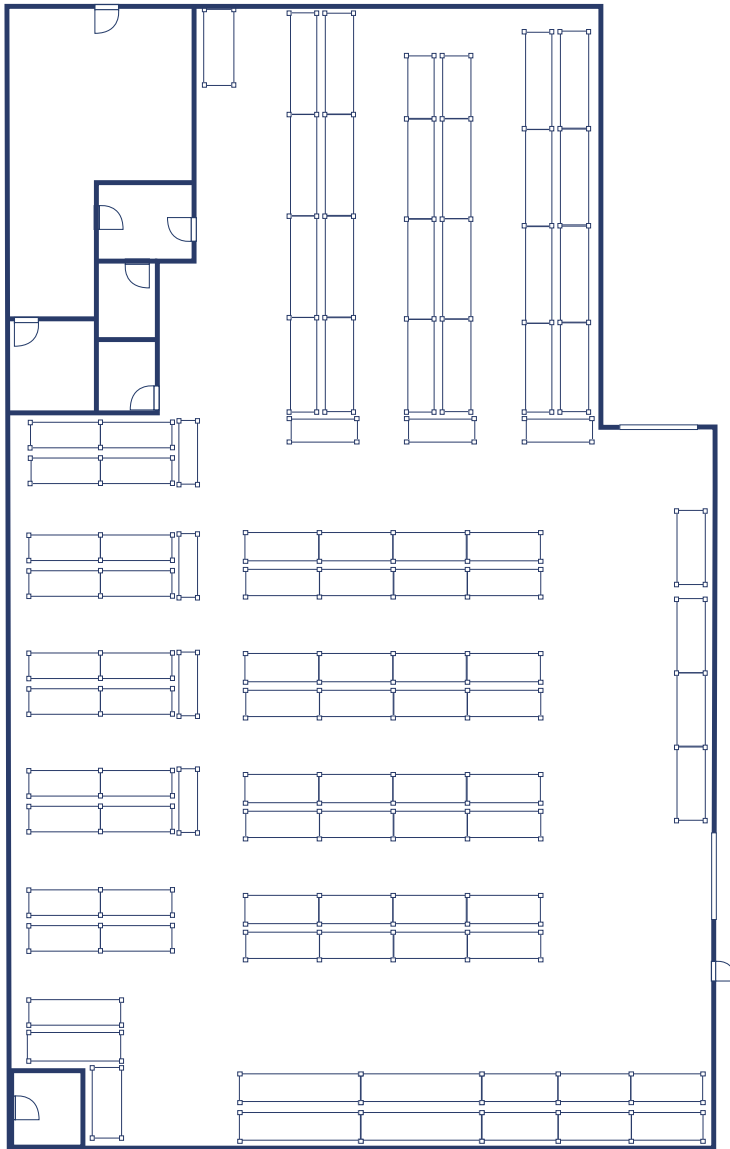
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# Floor Plan with Racking



**\*NOT TO SCALE**

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. DRE #01788741

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