

6611-6613 ARLINGTON AVENUE
RIVERSIDE, CA 92504

**FLEX / INDUSTRIAL
SPACE FOR LEASE**



FOR MORE INFORMATION, PLEASE CONTACT:

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**COLDWELL BANKER
COMMERCIAL**
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PROJECT HIGHLIGHTS

- Professionally Managed Business Park
- Well appointed flex / industrial space for Lease
- Easy access to the 91 freeway via Van Buren Blvd.
- Ample parking
- Availability ranging from +/- 1,270 SF - 1,310 SF
- Retail and restaurant amenities nearby

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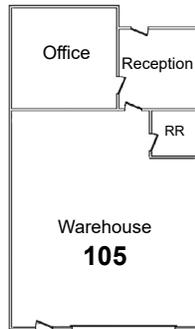
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AVAILABILITY

SUITE	SIZE	MONTHLY BASE RENT	SPACE DESCRIPTION
6613 - 103	±1,310 SF	\$1,913.00 Base Rent + CAO E* per month	Reception area, 1 restroom and warehouse with 1 roll up door
6613 - 105	±1,270 SF	\$1,855.00 Base Rent + CAO E* per month	Reception area, 1 private office, 1 restroom and warehouse with 1 roll up door

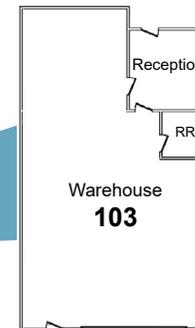
*Common Area Operating Expenses (CAOE) are currently assessed at \$0.19 SF per month for YE 2026 and are subject to annual reconciliation and increases.

**Floor Plan
6613 - 105**

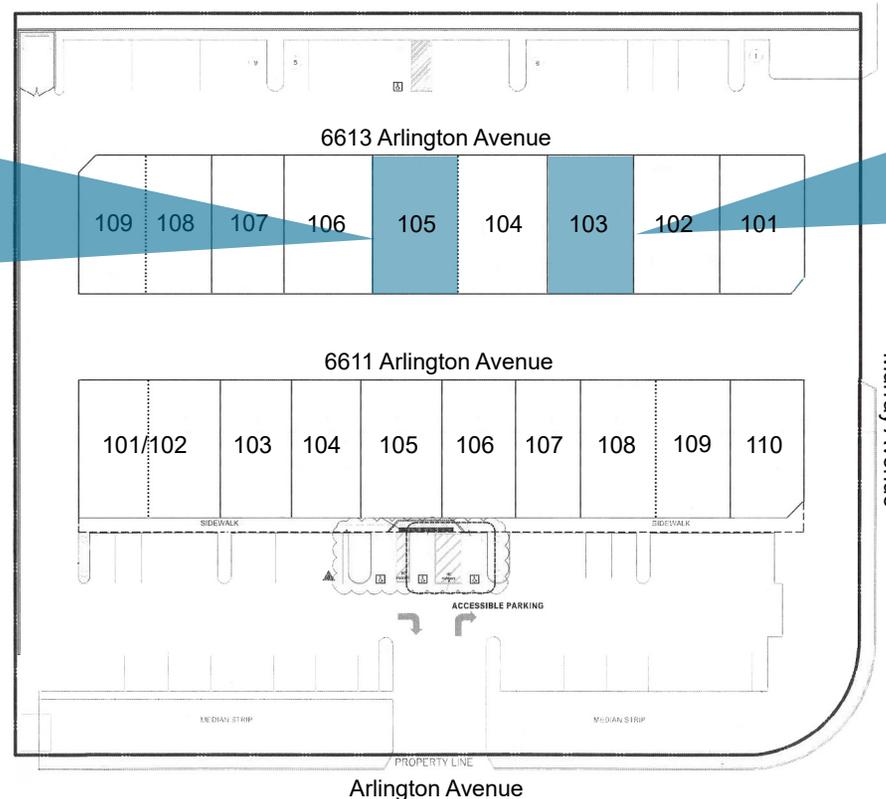


* Not to scale

**Floor Plan
6613 - 103**



* Not to scale



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